EQUIP. EQUIPMENT

EXPAN. EXPANSION

E.J. EXPANSION JOINT

EXH. EXHAUST

EXIST. EXISTING

EXT. EXTERIOR

FT. FEET / FOOT

FLASHING

FIN. FINISH

FIXT. FIXTURE

FLR. FLOOR F.D. FLOOR DRAIN HCA - Surgery Center of Lee's Summit 1950 SE Shenandoah Drive Lee's Summit, MO 64063

*RENDERING FOR ILLUSTRATIVE PURPOSES ONLY

PROJECT TEAM

ARCHITECT ACI BOLAND, INC.

1710 WYANDOTTE STREET KANSAS CITY, MO 64108 PHONE

816.763.9600 816.763.9757 FAX

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913.663.1900

STRUCTURAL ENGINEER Bob D. Campbell & Company

4338 Belleview Ave Kansas City, MO 64111 816.531.4144 **MEP ENGINEER Branch Pattern**

1508 Grand Boulevard PHONE 816.531.2121

ABBREVIATIONS FOUNDATION PLAM. PLASTIC LAMINATE PLBG. PLUMBING PLYWD. PLYWOOD ANCHOR BOLT P.S.I. POUNDS PER SQ. IN. GROUND GALVANIZED STEEL P.L. PROPERTY LINE **GYPSUM** GWB/G.B. GYPSUM BOARD RISER, RISERS H.R. HAND RAIL HARDENER HARDWARE REFER TO HDWD. HARDWOOD REGISTER HEATER BOTTOM OF REQ'D. REQUIRED REV. REVISION HIGH POINT RF'G. ROOFING HOLLOW METAL HORIZONTAL HOSE BIB HOT WATER R.O. ROUGH OPENING CEMENT/CEMENTITIOUS INSIDE DIAMETER CENTIMETER CENTER LINE INTERIOR CERAMIC TILE CHANNEL JOINT JOIST CLEAN OUT COLUMN CONC. CONCRETE CONST. CONSTRUCTION CONTROL JOINT CONSTRUCTION JOINT LOCATION LIGHT LIGHT WEIGHT CONCRETE SW.BD. SWITCHBOARD CTSK. COUNTERSUNK LOUVER C.M.U. CONCRETE MASONRY UNIT MASONRY OPENING DECIBEL T.G. TEMPERED GLASS MARKER BOARD T.S.D. TOP OF STEEL DECK DIMENSION MAXIMUM DWL. DOWEL TYP. TYPICAL MTL. METAL DN. DOWN M.L. METAL LATH D.S. DOWNSPOUT METER U.N.O. UNLESS NOTED OTHERWISE DWG. DRAWING MINIMUM MLDG. MOLDING V. VENT MULLION VERT. VERTICAL ELEC ELECTRIC V.G. VERTICAL GRAIN E.W.C. ELECTRIC WATER COOLER N.G. NATURAL GRADE VEST. VESTIBULE **ELEVATION** NOM. NOMINAL V.C.T. VINYL COMPOSITION TILE ELEV. ELEVATOR N.I.C. NOT IN CONTRACT VCP VITREOUS CLAY PIPE EQ. EQUAL N.T.S. NOT TO SCALE

NO. / # NUMBER

OBS. OBSCURE

O.C. ON CENTER

O.D. OUTSIDE DIAMETER

O.F.S. OVERFLOW SCUPPER

O.F.D. OVERFLOW DRAIN

O.H.D. OVERHEAD DOOR

OPN'G. OPENING

O.A. OVERALL

W.W.M. WELDED WIRE MESH

W.C. WATER CLOSET

W.H. WATER HEATER

W.F. WIDE FLANGE

W/ WITH

WD. WOOD

W/O WITHOUT

WDW. WINDOW

LOCATION PLAN





SHEET INDEX - FDP

DIMENSION PLAN STORM DRAINAGE MAP & CALCULATIONS STORM PLAN & PROFILE

Surge 950 ee's

BOLAND

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Bob D. Campbell & Co.

MEP CONSULTANT

Kansas City, MO 64108

STRUCTURAL CONSULTANT

Job Number Drawn By Checked By

12/30/22 3-22030 Checker

COVER SHEET - FDP

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GENERAL NOTES

- 1. Contractor shall verify the location, size, material and depth of all utilities prior to any excavation or construction activity.
- 2. All materials shall be removed and disposed of off-site. It is the contractors responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition
- 3. The Contractor shall ensure that any structures to remain which are damaged during demolition operations shall be repaired to meet current code, at no additional cost to the owner.
- 4. The Contractor shall remove any and all existing debris which is encountered from the existing site. This shall include, but shall not be limited to, footings, concrete slabs, conduits, granular subgrade, utility services, and/or unsuitable structural fill material as determined by the owner's engineer. The cost for these removals shall be considered incidental to the project. Said debris shall become property of the contractor and it shall be the responsibility of the contractor to dispose of properly off-site.
- It shall be the Contractor's responsibility to meet all applicable laws and regulations pertaining to the disposal of construction/demolition material.
- 6. The Contractor shall be responsible for obtaining and payment of any permits for demolition that pertain to this project.
- 7. All protection fencing shall be installed prior to demolition/construction activity. The Contractor shall provide a 6-foot security fence around the entire job site with locked gated access points, if required by the owner or the city.
- 8. All existing utilities removed during construction shall have their trenches backfilled with structural fill and be compacted to the requirements for structural fill.
- 9. All removals required to properly perform the work (whether shown on the plans or not) shall be performed by the Contractor at no additional cost to the owner.

DEMOLITION NOTES

- 01 REMOVE & DISPOSE OF EXISTING CURB.
- 02 REMOVE & DISPOSE OF CONCRETE SIDEWALK.
- 03 SAW CUT EXISTING PAVEMENT TO FULL DEPTH AND CLEAN EDGE.
- 04 REMOVE & DISPOSE OF EXISTING TREES AND VEGETATION TO ACCOMMODATE PROPOSED GRADING..

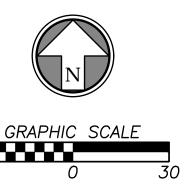
DEMOLITION LEGEND

SAW CUT LINE

CONCRETE SIDEWALK TO BE REMOVED

EXISTING TREE LINE

. EXISTING TREE LINE TO BE REMOVED





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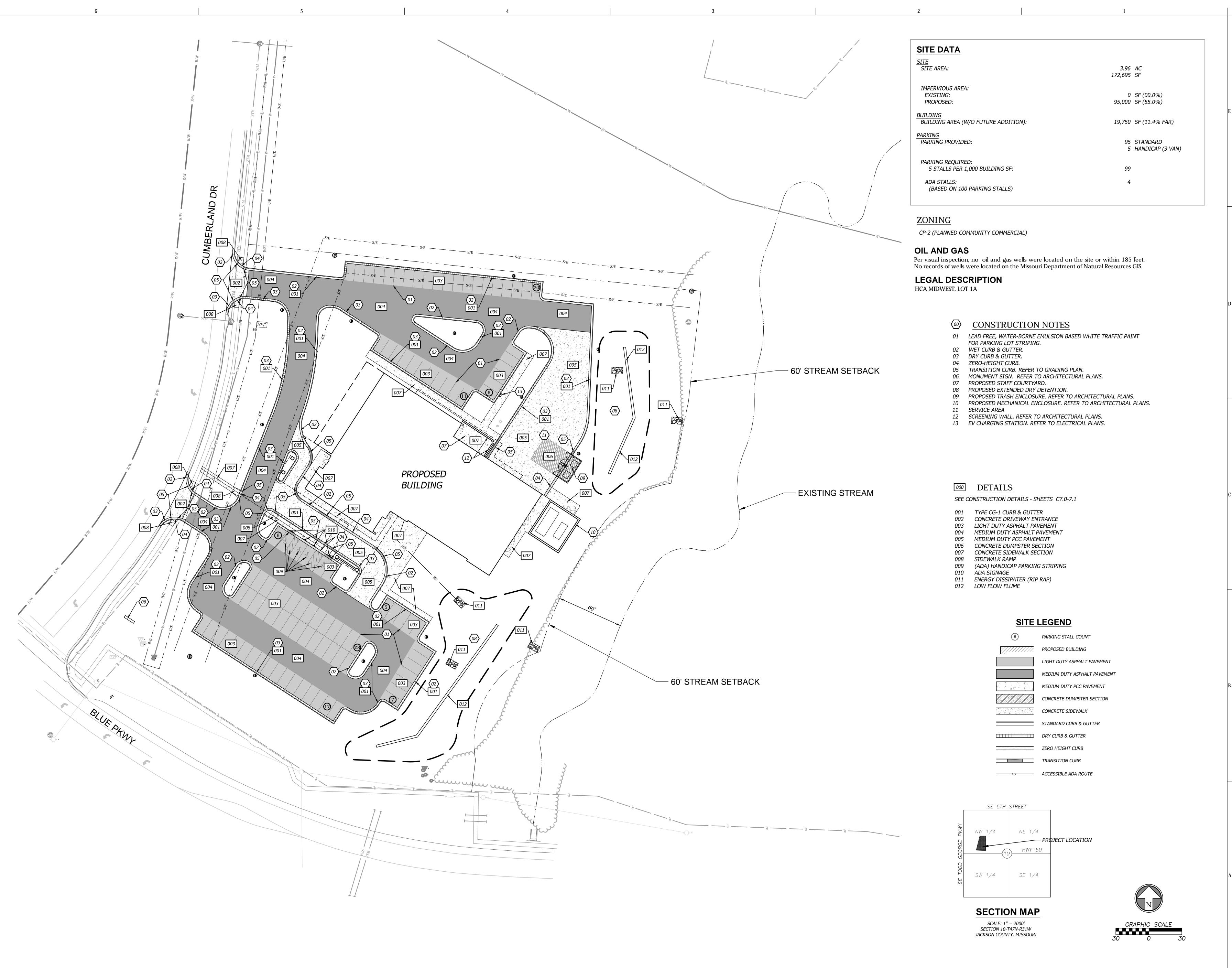
Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

Revision

Number Date Description

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DEMOLITION PLAN





Eric Byrd - Engineer Missouri: #PE-2018013633

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Summit of

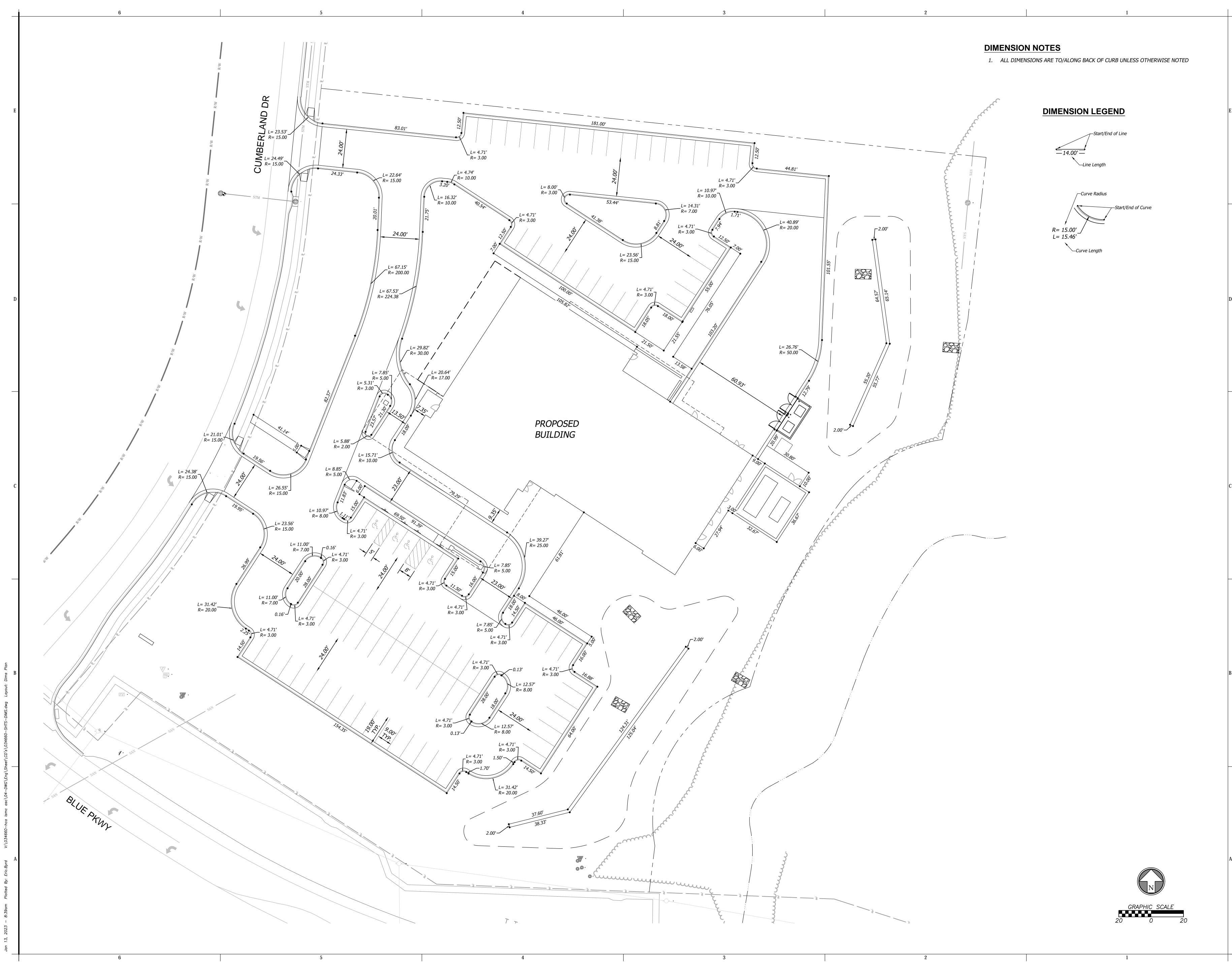
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Surgery 1950 SE Lee's Su

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SITE PLAN





Missouri: #PE-2018013633

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01/13/23 3-22030 TS EB Drawn By Checked By

Number Date Description

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DIMENSION PLAN



GRADING NOTES

- 1. Contractor shall obtain a copy of the <u>Geotechnical Services Report</u> for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
- 2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
- 3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
- 4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Missouri. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
- 5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
- 6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
- 7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of
- 8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.
- 9. Prior to placing any concrete or asphalt pavement the contractor shall perform a proof roll of the pavement sub-grade with a fully loaded tandem axle dump truck. The proof roll shall be conducted in the presence of the on-site geotechnical representative. Areas that display rutting or pumping that are unsatisfactory to the geotechnical representative shall be re-worked and a follow-up proof roll shall be conducted prior to acceptance of the sub-grade for paving. The contractor may, at its own expense, stabilize the sub-grade using Class C fly ash or quicklime, as approved by the geotechnical engineer.
- 10. Finished grades shall not be steeper than 3:1.
- 11. All grading work shall be considered unclassified. No additional payments shall be made for rock excavation. Contractor shall satisfy himself as to any rock excavation required to accomplish the improvements shown hereon.
- 12. A 2.0% maximum cross slope shall be maintained on all pedestrian sidewalks and paths.

FLOOD STATEMENT

The subject property lies within Flood Zone " X " (unshaded) (Areas determined to be outside the 0.2% annual chance floodplain.), as shown on the Jackson County, Missouri and Incorporated Areas Flood Insurance Rate Map (F.I.R.M.).

Map Number: 29095C0439G

Panel No: 439 of 625 Map Revised Date: January 20, 2017

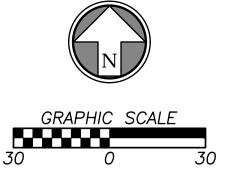
NOTE: This statement is provided for informational purposes only and shall in no way constitute a basis for a flood certificate. No field work was performed to establish the boundaries of this zone. The information was derived by scaling the subject property on the above referenced map.

		ROJECT CONTROL TABLE			
	(NAD83 MISSOURI SI	ATE PLANE, WEST ZONE,	US SURVEY FOOT)		
POINT NO.	CONTROL POINT/ BENCHMARK DESCRIPTION	GROUND VALUE NORTHING COORDINATE	GROUND VALUE EASTING COORDINATE	ELEV.	
1	CP1 /IB4 W CAP BASE	996651.33	2835160.01	1005.91	
10	CP10 IB4 W CAP	996709.77	2835166.68	1004.75	
11	CP11 /IB4 W CAP	996282.25	2835096.83	1009.27	
2502	BM1 / SQUARE ON INLET	996690.68	2835166.32	1005.01	

GRADING LEGEND

STANDARD CURB & GUTTER	980	FINISH GRADE MAJOR CONTOURS
DRY CURB & GUTTER	982 ———	FINISH GRADE MINOR CONTOURS
 ZERO HEIGHT CURB	980	EXISTING GRADE MAJOR CONTOURS
TRANSITION CURB		EXISTING GRADE MINOR CONTOURS

PROPERTY LINE





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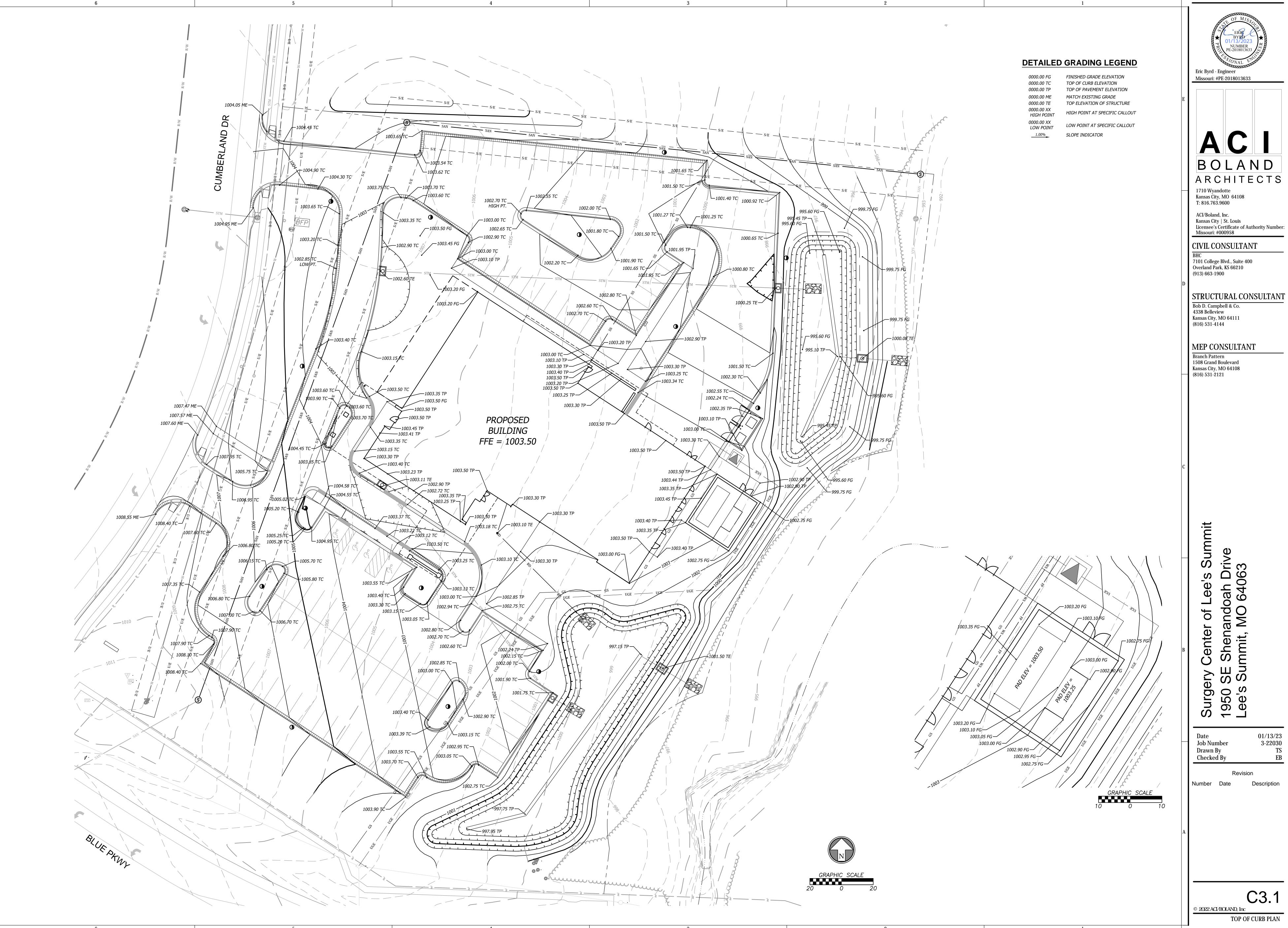
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OVERALL GRADING PLAN





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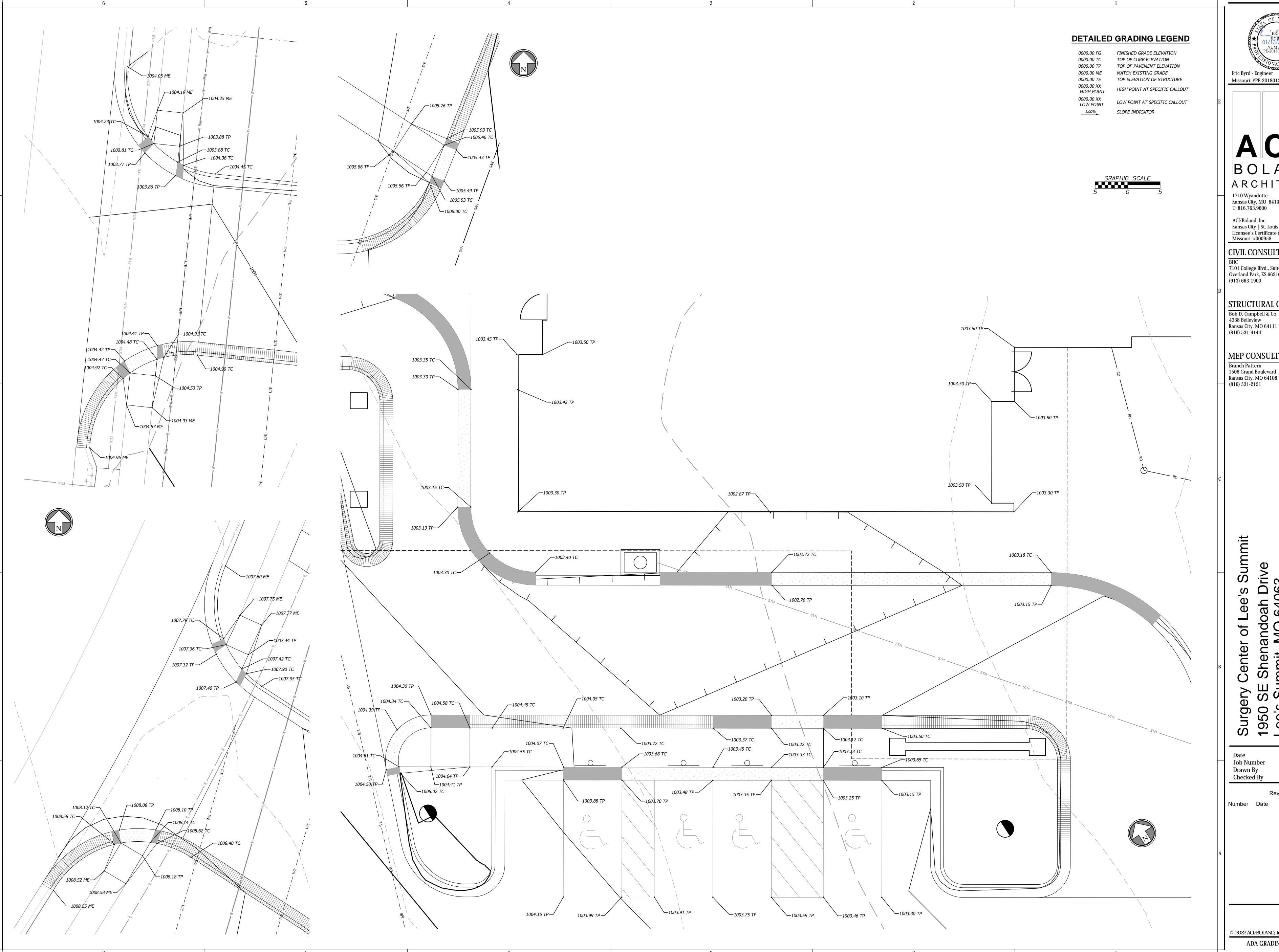
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Number Date Description

TOP OF CURB PLAN





Eric Byrd - Engineer Missouri: #PE-2018013633

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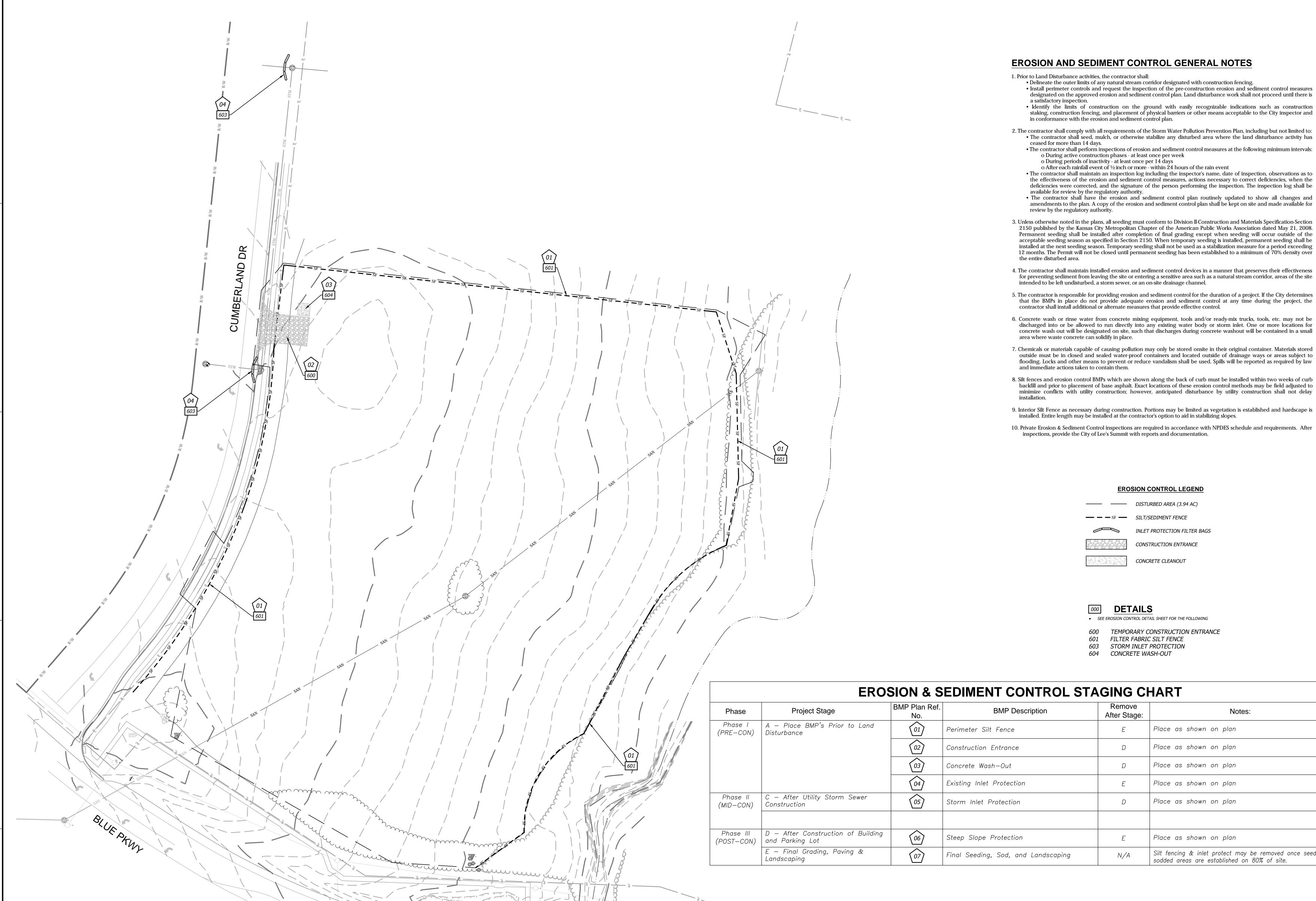
STRUCTURAL CONSULTANT Bob D. Campbell & Co. 4338 Belleview

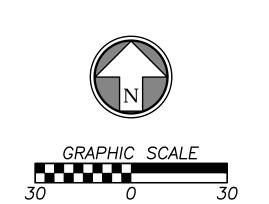
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sodded areas are established on 80% of site.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

- Delineate the outer limits of any natural stream corridor designated with construction fencing. • Install perimeter controls and request the inspection of the pre-construction erosion and sediment control measures designated on the approved erosion and sediment control plan. Land disturbance work shall not proceed until there is
- Identify the limits of construction on the ground with easily recognizable indications such as construction staking, construction fencing, and placement of physical barriers or other means acceptable to the City inspector and in conformance with the erosion and sediment control plan.
- 2. The contractor shall comply with all requirements of the Storm Water Pollution Prevention Plan, including but not limited to: • The contractor shall seed, mulch, or otherwise stabilize any disturbed area where the land disturbance activity has
 - The contractor shall perform inspections of erosion and sediment control measures at the following minimum intervals: o During active construction phases - at least once per week
 - o During periods of inactivity at least once per 14 days o After each rainfall event of ½ inch or more - within 24 hours of the rain event
 - The contractor shall maintain an inspection log including the inspector's name, date of inspection, observations as to the effectiveness of the erosion and sediment control measures, actions necessary to correct deficiencies, when the
- The contractor shall have the erosion and sediment control plan routinely updated to show all changes and amendments to the plan. A copy of the erosion and sediment control plan shall be kept on site and made available for
- 3. Unless otherwise noted in the plans, all seeding must conform to Division II-Construction and Materials Specification-Section 2150 published by the Kansas City Metropolitan Chapter of the American Public Works Association dated May 21, 2008. Permanent seeding shall be installed after completion of final grading except when seeding will occur outside of the acceptable seeding season as specified in Section 2150. When temporary seeding is installed, permanent seeding shall be installed at the next seeding season. Temporary seeding shall not be used as a stabilization measure for a period exceeding 12 months. The Permit will not be closed until permanent seeding has been established to a minimum of 70% density over
- 4. The contractor shall maintain installed erosion and sediment control devices in a manner that preserves their effectiveness for preventing sediment from leaving the site or entering a sensitive area such as a natural stream corridor, areas of the site
- 5. The contractor is responsible for providing erosion and sediment control for the duration of a project. If the City determines that the BMPs in place do not provide adequate erosion and sediment control at any time during the project, the
- 6. Concrete wash or rinse water from concrete mixing equipment, tools and/or ready-mix trucks, tools, etc. may not be discharged into or be allowed to run directly into any existing water body or storm inlet. One or more locations for concrete wash out will be designated on site, such that discharges during concrete washout will be contained in a small
- 7. Chemicals or materials capable of causing pollution may only be stored onsite in their original container. Materials stored outside must be in closed and sealed water-proof containers and located outside of drainage ways or areas subject to flooding. Locks and other means to prevent or reduce vandalism shall be used. Spills will be reported as required by law and immediate actions taken to contain them.
- 8. Silt fences and erosion control BMPs which are shown along the back of curb must be installed within two weeks of curb backfill and prior to placement of base asphalt. Exact locations of these erosion control methods may be field adjusted to minimize conflicts with utility construction; however, anticipated disturbance by utility construction shall not delay
- 9. Interior Silt Fence as necessary during construction. Portions may be limited as vegetation is established and hardscape is
- 10. Private Erosion & Sediment Control inspections are required in accordance with NPDES schedule and requirements. After

EROSION CONTROL LEGEND

——— DISTURBED AREA (3.94 AC)

SILT/SEDIMENT FENCE

INLET PROTECTION FILTER BAGS CONSTRUCTION ENTRANCE

CONCRETE CLEANOUT

DETAILS

SEE EROSION CONTROL DETAIL SHEET FOR THE FOLLOWING

TEMPORARY CONSTRUCTION ENTRANCE

FILTER FABRIC SILT FENCE

STORM INLET PROTECTION

Notes: Place as shown on plan Silt fencing & inlet protect may be removed once seed &

01/13/23 Job Number 3-22030 Drawn By Checked By

950 ee's

Eric Byrd - Engineer

Missouri: #PE-2018013633

BOLAND

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PRE-CONSTRUCTION EROSION CONTROL PLAN



Place as shown on plan

N/A

Silt fencing & inlet protect may be removed once seed & sodded areas are established on 80% of site.

Phase III D — After Construction of Building

E – Final Grading, Paving &

(POST-CON) and Parking Lot

Landscaping

06

Steep Slope Protection

Final Seeding, Sod, and Landscaping



Missouri: #PE-2018013633

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> Summit Surgery 1950 SE Lee's Su

01/13/23 3-22030 Date Job Number Drawn By Checked By

Number Date Description

© 2022 ACI/BOLAND, Inc POST-CONSTRUCTION EROSION CONTROL PLAN

VOO UTILITY CONSTRUCTION NOTES

- W WATER SERVICE INFORMATION CITY OF LEE'S SUMMIT
- 8" WATER MAIN INSTALLED BY SEPARATE SET OF PLANS
- FIRE HYDRANT INSTALLED BY SEPARATE SET OF PLANS
- CONNECT TO FIRE SERVICE INSTALLED BY SEPARATE SET OF PLANS INSTALL 7 LF OF 6" C900 PVC FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48"
 - INSTALL 6" DOUBLE CHECK DETECTOR ASSEMBLY IN CONCRETE VAULT
 - INSTALL 385 LF OF 6" C900 PVC FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48" CONNECT FIRE PROTECTION LINE TO BUILDING PLUMBING; SEE MEP PLANS
- INSTALL 6"X6" TEE. INSTALL 7 LF OF 6" C900 PVC FIRE PROTECTION LINE WITH MINIMUM DEPTH OF COVER OF 48"
- INSTALL FIRE HYDRANT ASSEMBLY
- CONNECT TO WATER SERVICE INSTALLED BY SEPARATE SET OF PLANS INSTALL 5 LF OF 2" DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48"
- INSTALL 2" DOMESTIC WATER METER IN PIT
- INSTALL 377 LF OF 3" C900 PVC DOMESTIC SERVICE LINE WITH MINIMUM DEPTH OF COVER OF 48" CONNECT DOMESTIC SERVICE LINE TO BUILDING PLUMBING; SEE MEP PLANS
- E ELECTRIC SERVICE INFORMATION EVERGY
- CONTRACTOR TO INSTALL PRIMARY UNDERGROUND ELECTRIC SERVICE FROM ELECTRIC STRUCTURE TO TRANSFORMER PAD; COORDINATE WITH EVERGY
- PROPOSED TRANSFORMER PAD
- CONTRACTOR TO INSTALL SECONDARY UNDERGROUND ELECTRIC SERVICE LINE FROM PROPOSED TRANSFORMER TO BUILDING; REF. ELECTRICAL PLAN
- PROPOSED CHILLER; REF. ELECTRICAL PLAN
- PROPOSED BACKUP GENERATOR; REF. ELECTRICAL PLAN
- G GAS SERVICE INFORMATION SPIRE
- EXISTING 4" GAS MAIN
- TAP EXISTING GAS MAIN FOR SERVICE LINE; COORDINATE W/ SPIRE
- INSTALL 350 LF GAS SERVICE LINE
- PROPOSED METER & GAS CONNECTION TO BLDG.; RE: PLUMBING PLAN
- ST STORM SEWER INFORMATION CITY OF LEE'S SUMMIT
- STORM SEWER LINE 100; RE: SHEET C6.1
- STORM SEWER LINE 200; RE: SHEET C6.1
- STORM SEWER LINE 300; RE: SHEET C6.2
- STORM SEWER LINE 400; RE: SHEET C6.2
- STORM SEWER LINE 500; RE: SHEET C6.2 EXTENDED DRY DETENTION BASIN
- SS SANITARY SEWER INFORMATION CITY OF LEE'S SUMMIT
- 8" SANITARY MAIN LINE INSTALLED BY SEPARATE SET OF PLANS
- PROPOSED 8"x6" PVC WYE CONNECTION; WYE FL= 986.00 INSTALL 7.5 LF 6" SDR-26 PVC RISER @ 100% SLOPE
- INSTALL 88 LF 6" SDR-26 PVC SANITARY SEWER SERVICE LINE AT 1.7% SLOPE
- SANITARY SERVICE CROSSING WITH STORM SEWER; FL = 995.00 INSTALL 57 LF 6" SDR-26 PVC SANITARY SEWER SERVICE LINE AT 7% SLOPE
- CONNECT TO BUILDING PLUMBING WITH FL = 999.00; REF. PLUMBING PLAN

UTILITY CONTACTS

CITY OF LEE'S SUMMIT, MO

PLANNING AND DEVELOPMENT

CITY HALL JOSH JOHNSON 220 SE GREEN STREET

LEE'S SUMMIT, MO 64063 TEL: (816) 969-1600 FAX: (816) 969-1619

PUBLIC WORKS 220 SE GREEN STREET

LEE'S SUMMIT, MO 64063 TEL: (816) 969-1800 FAX: (816) 969-1809

TEL: (816) 969-1300

LEE'S SUMMIT FIRE DEPARTMENT 207 SE DOUGLAS ROAD LEE'S SUMMIT, MO 64063

TELEPHONE COMPANY TEL: (800) 464-7928

FAX: (816) 969-1935 ELECTRIC COMPANY

TEL: (888) 471-5275

TEL: (816) 969-1900

CODES ADMINISTRATION

220 SE GREEN STREET LEE'S SUMMIT, MO 64063

TEL: (816) 969-1200

FAX: (816) 969-1201

WATER UTILITIES

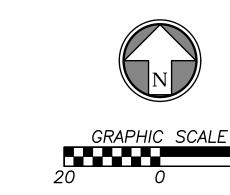
1200 SE HAMBLEN RD LEE'S SUMMIT, MO 64063

CITY HALL

GAS COMPANY MISSOURI GAS ENERGY TEL: (816) 756-5252

UTILITY GENERAL NOTES

- 1. CONTRACTOR SHALL REFER TO ALL SPECIFICATIONS, GUIDELINES, AND INSTALLATION DRAWINGS FROM KCWATER, SPIRE GAS SERVICE, TIME WARNER/AT&T, AND EVERGY FOR THE INSTALLATION OF ALL SERVICE LINES.
- 2. THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO ANY EXCAVATION AND FOR MAKING HIS OWN VERIFICATION AS TO TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- 3. CONTRACTOR TO ENSURE 6" MINIMUM SEPARATION BETWEEN UTILITIES AT CROSSINGS.
- CONTRACTOR TO CALL CIVIL IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND. 4. FIRE LINE NOTES:
- 4.1. ALL PRIVATE FIRE LINES SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, AND OTHER APPLICABLE CODES AND STANDARDS.
- 4.2. CONTACT THE FIRE DEPARTMENT TO SCHEDULE INSPECTIONS PRIOR TO PRIVATE FIRE LINES BEING BACKFILLED.
- 4.3. CONTACT THE FIRE DEPARTMENT TO WITNESS SCHEDULED HYDROSTATIC TESTS AND
- FLUSHES OF PRIVATE FIRE LINES. 5. STUB ALL CONNECTIONS TO WITHIN 5' OF THE BUILDING TO PROVIDE CONNECTION INTO THE
- BUILDING BY MECHANICAL/PLUMBING CONTRACTOR.
- 6. CONTRACTOR TO ENSURE MIN. 18" VERTICAL SEPARATION BETWEEN UTILITIES AT CROSSING. CONTRACTOR TO CALL ENGINEER IF ANY CONFLICTS BETWEEN UTILITIES ARE FOUND.
- 7. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD
- VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR.





Missouri: #PE-2018013633

BOLAND ARCHITECTS

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ACI/Boland, Inc. Kansas City | St. Louis Licensee's Certificate of Authority Number: Missouri: #000958

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STRUCTURAL CONSULTANT Bob D. Campbell & Co. 4338 Belleview

MEP CONSULTANT Branch Pattern 1508 Grand Boulevard

Kansas City, MO 64111

Kansas City, MO 64108

(816) 531-2121

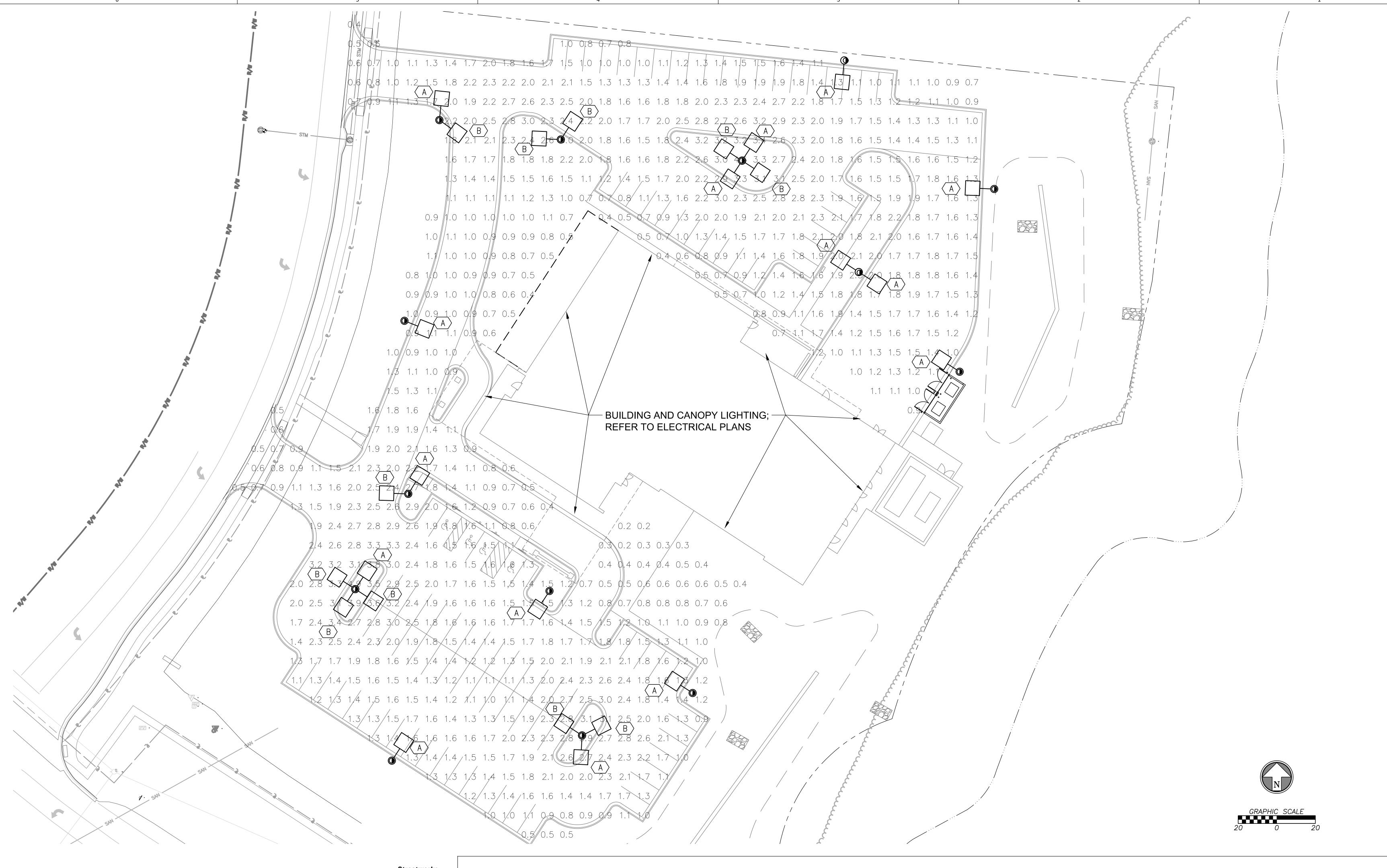
(816) 531-4144

Shena mmit, 50 e's Q 0

01/13/23 Job Number 3-22030 Drawn By Checked By

Revision

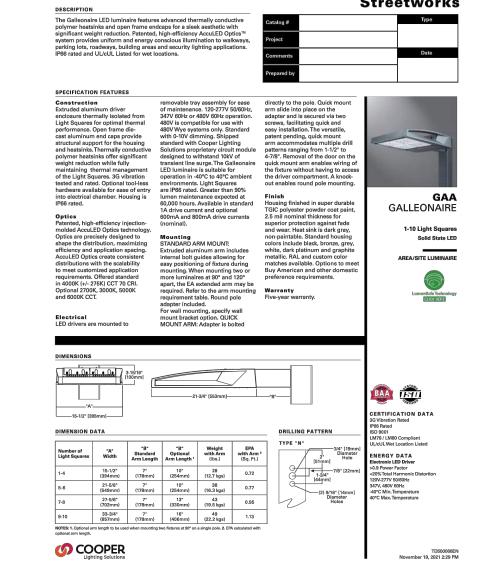
© 2022 ACI/BOLAND, Inc **UTILITY PLAN**



GENERALPHOTOMETRIC SCHEDULEAVERAGE FOOT-CANDLES MAXIMUM FOOT-CANDLES MINIMUM FOOT-CANDLES MINIMUM TO MAXIMUM | 0.03 FC RATIO MAXIMUM TO MINIMUM 29.02 FC RATIO

AVERAGE TO MINIMUM 9.38

FC RATIO



LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	QUANTITY	DESCRIPTION	MOUNTING	MODEL	VOLTS
A	O—	15	GALLEONAIRE AREA AND ROADWAY LUMINAIRE(1) 70 CRI, 4000K CCT 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND Type III OPTICS	POLE	COOPER LIGHTING SOLUTIONS — McGRAW—EDISON (FORMERLY EATON), GLNA—AF—01—LED—E1—T	120V 1P 2W 3
В	O—	11	GALLEONAIRE AREA AND ROADWAY LUMINAIRE(1) 70 CRI, 4000K CCT 1050mA LIGHTSQUARE WITH 16 LEDS EACH AND Type IV Forward Throw OPTICS	POLE	COOPER LIGHTING SOLUTIONS — McGRAW—EDISON (FORMERLY EATON), GLNA—AF—01—LED—E1—T	120V 1P 2W 4FT

POLE MOUNTING HEIGHT: 28'



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MEP CONSULTANT

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Surgery (1950 SE Lee's Sur

Checked By

01/13/23 3-22030

Number Date Description

PHOTOMETRIC PLAN

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Eric Byrd - Engineer Missouri: #PE-2018013633

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Branch Pattern 1508 Grand Boulevard Kansas City, MO 64108 (816) 531-2121

> Summit oah Drive 64063 SE Shenar Summit, N Surgery 1950 SE Lee's Su

01/13/23 3-22030 TS Job Number Drawn By Checked By

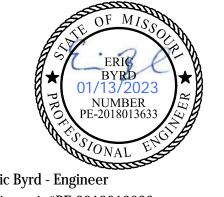
Number Date Description

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STORM DRAINAGE MAP & CALCULATIONS

STORM NOTE

ALL NORTHINGS, EASTINGS, AND ALIGNMENT STATIONING FOR STORM STRUCTURES ARE TO CENTER OF STRUCTURE UNLESS STATED OTHERWISE.



Eric Byrd - Engineer Missouri: #PE-2018013633

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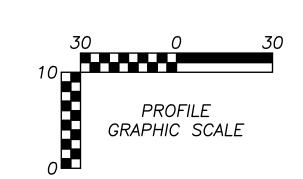
7101 College Blvd., Suite 400 Overland Park, KS 66210 (913) 663-1900

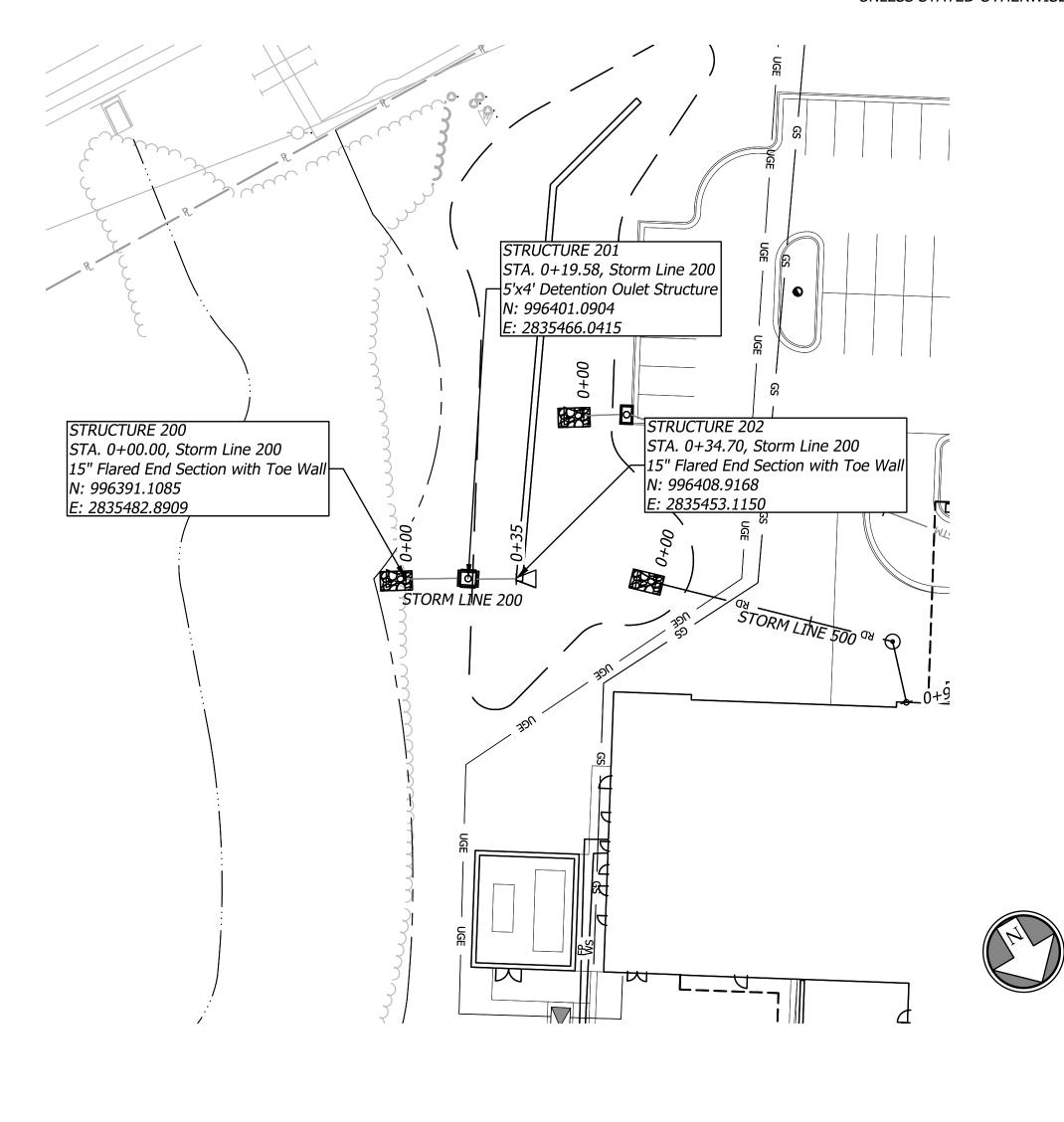
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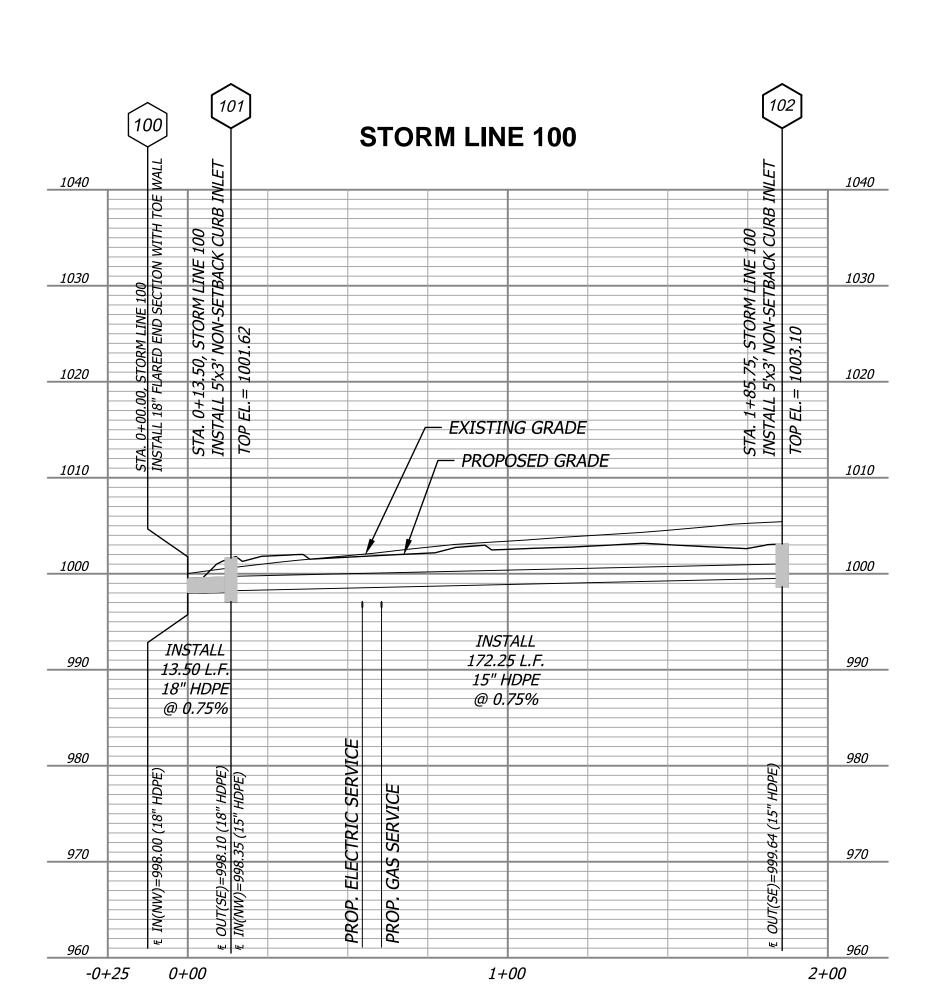
Bob D. Campbell & Co. 4338 Belleview Kansas City, MO 64111 (816) 531-4144

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Branch Pattern 1508 Grand Boulevard Kansas City, MO 64108 (816) 531-2121







STRUCTURE 101

N: 996382.5875

STRUCTURE 100

N: 996375.8882 E: 2835408.5616

STA. 0+00.00, Storm Line 100

15" Flared End Section with Toe Wall

STA. 0+13.50, Storm Line 100 5'x3' Non-Setback Curb Inlet

STORM LINE 500

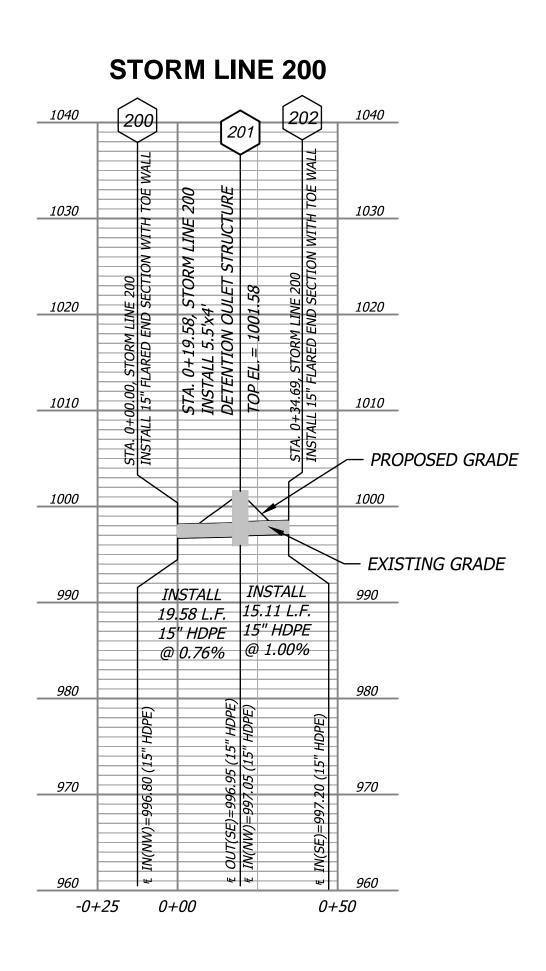
STORM LINE 100

STRUCTURE 102 STA. 1+85.75, Storm Line 100

5'x3' Non-Setback Curb Inlet

TXO HE SING

N: 996517.0740

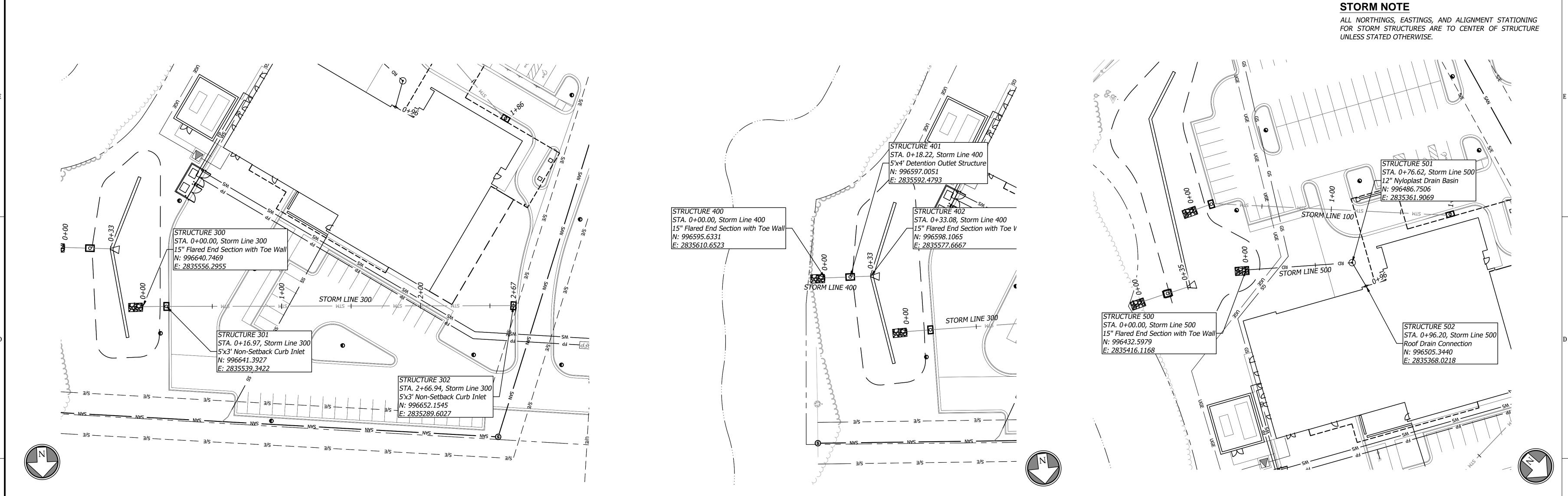


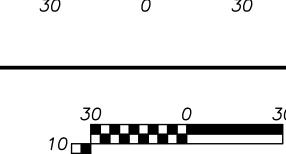
of Lee's Summit SE Shenandoah Drive Summit, MO 64063 Surgery 1950 SE Lee's Su

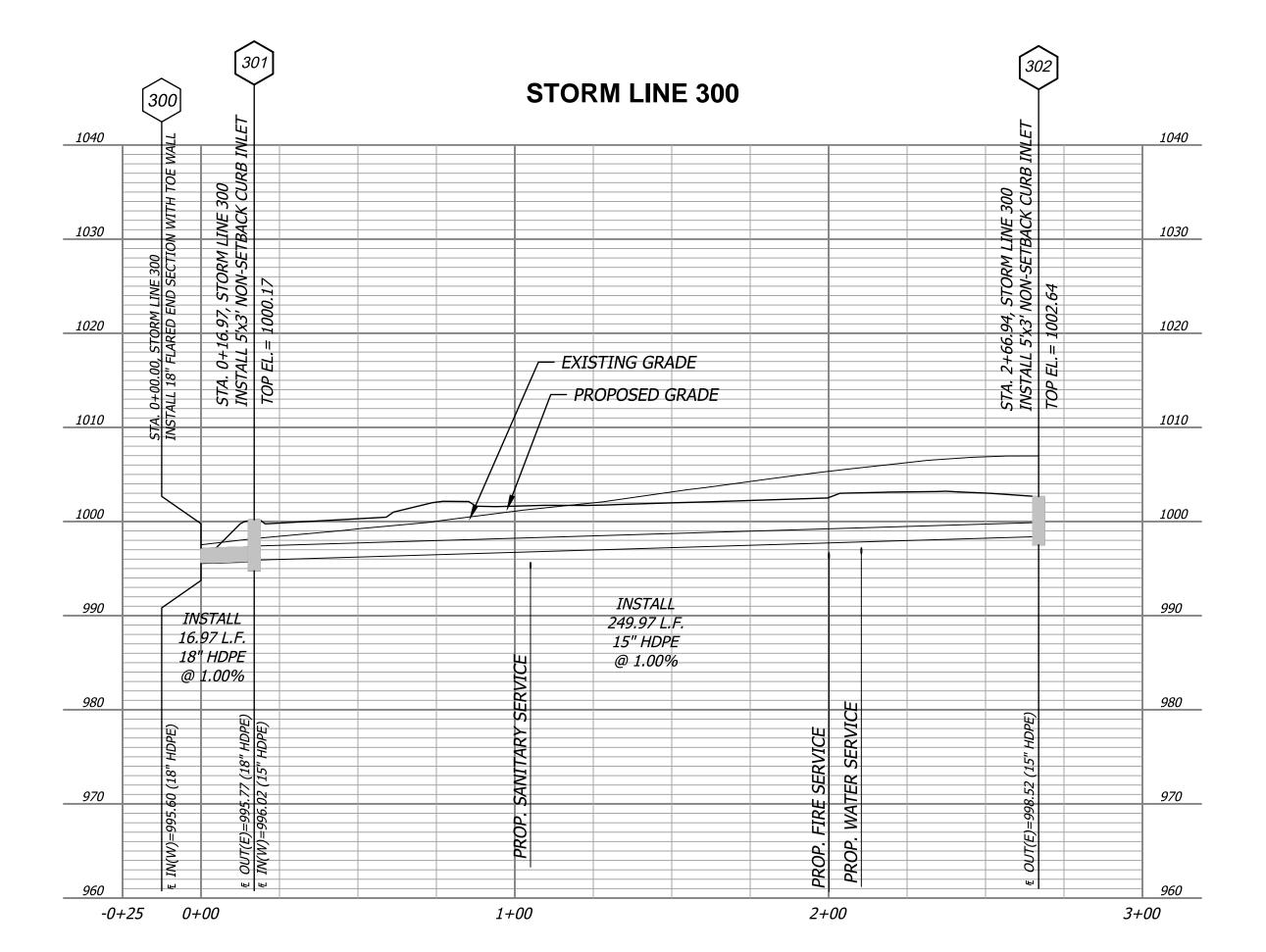
01/13/23 3-22030 TS EB Job Number Drawn By Checked By

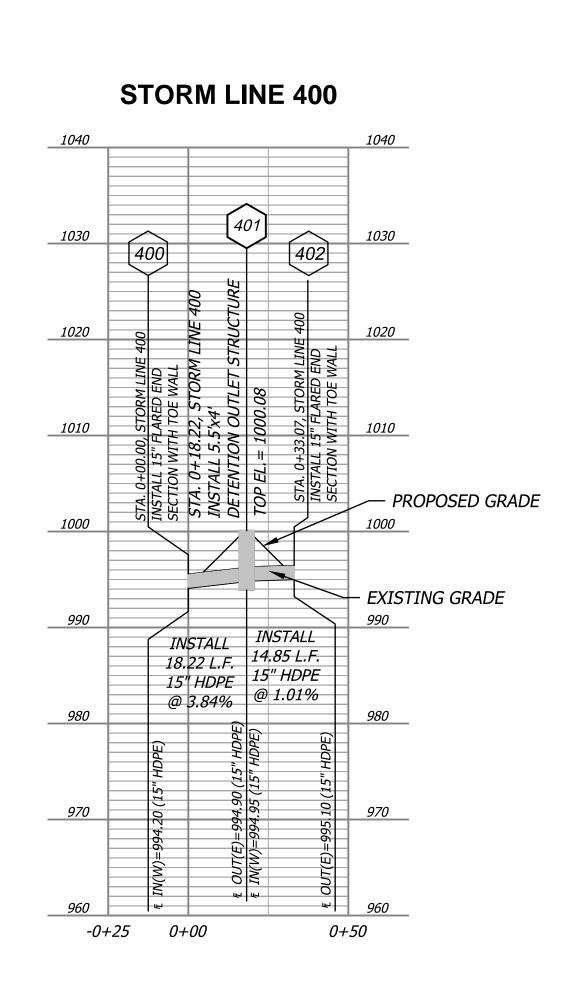
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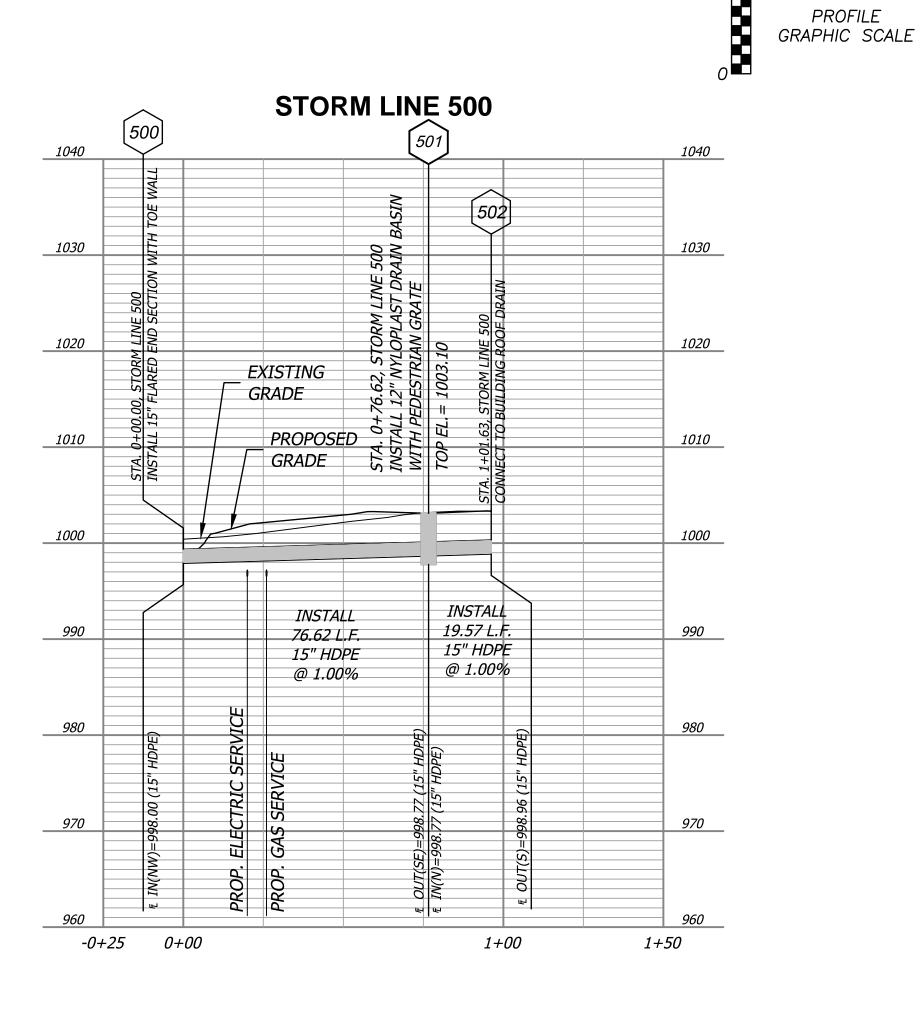
STORM PLAN & PROFILE











Eric Byrd - Engineer
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> Surgery Center of Lee's Summit 1950 SE Shenandoah Drive Lee's Summit, MO 64063

Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

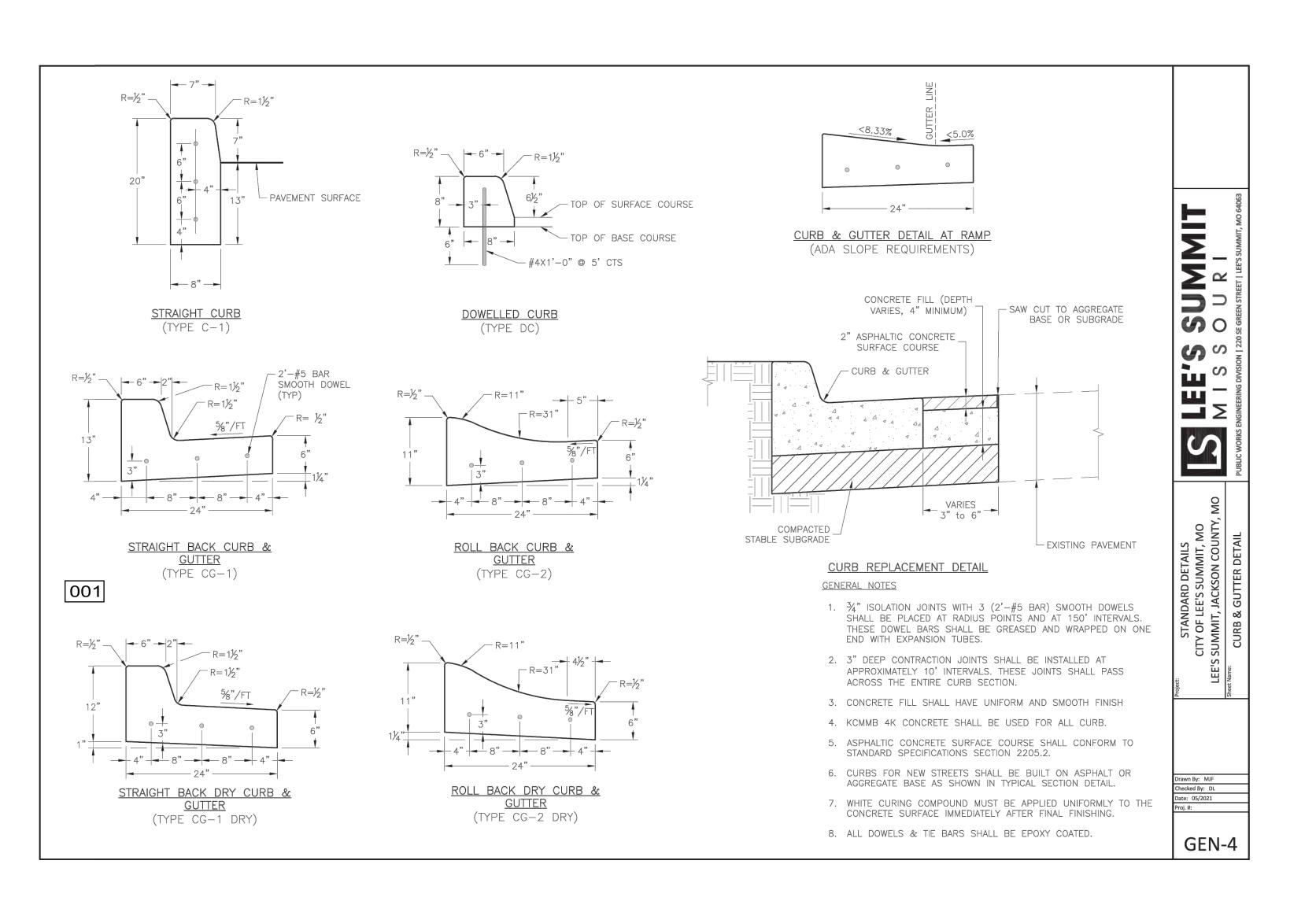
Revision

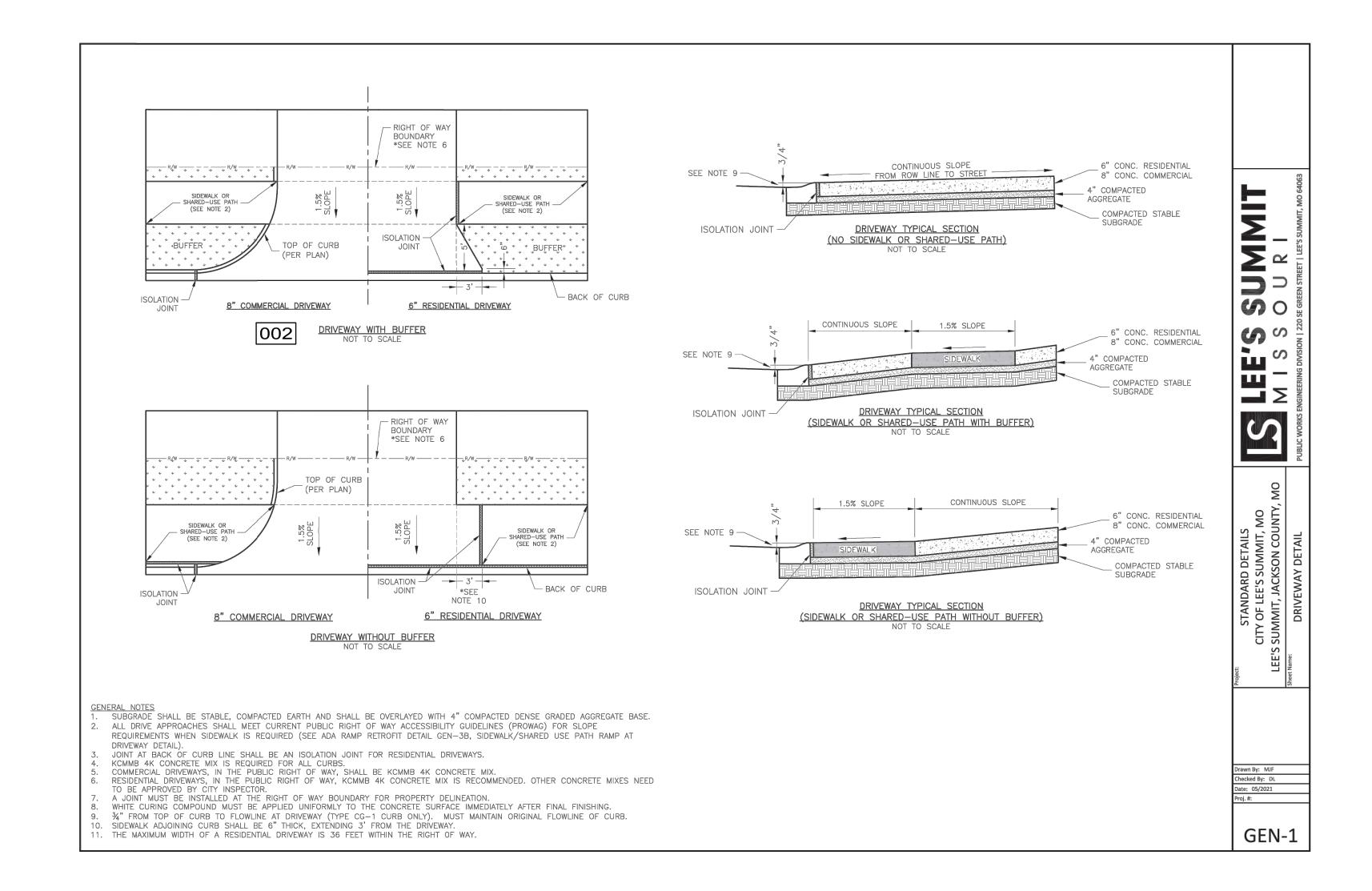
Number Date Description

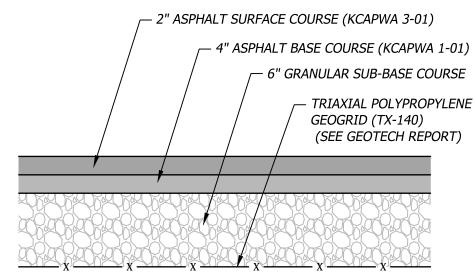
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STORM PLAN & PROFILE 2

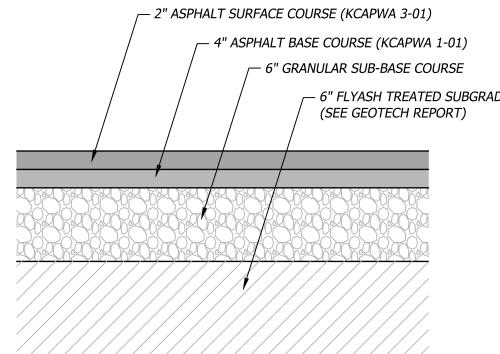






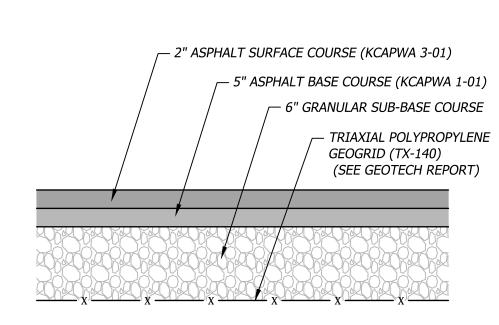
Light Duty Asphalt Pavement Option 1

Not to Scale



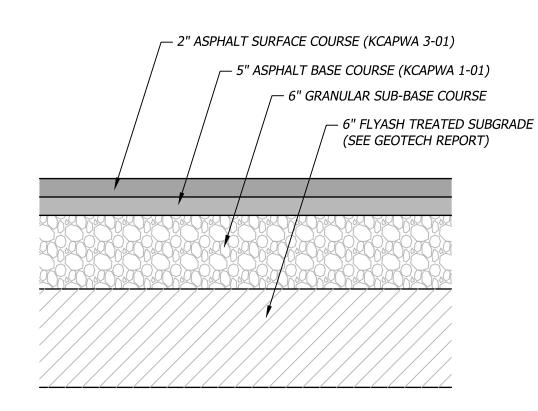
Light Duty Asphalt Pavement Option 2

Not to Scale

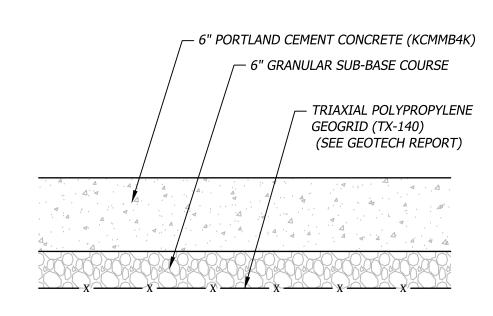


Medium Duty Asphalt Pavement Option 1

Not to Scale

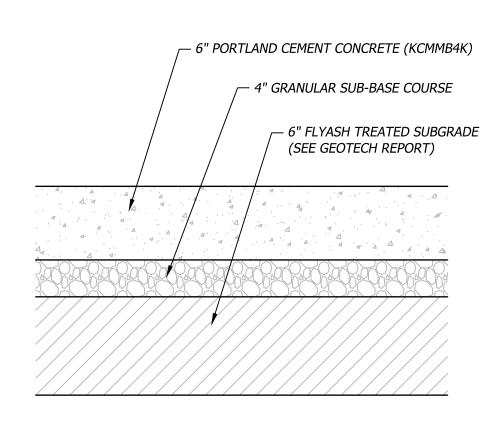


Medium Duty Asphalt Pavement



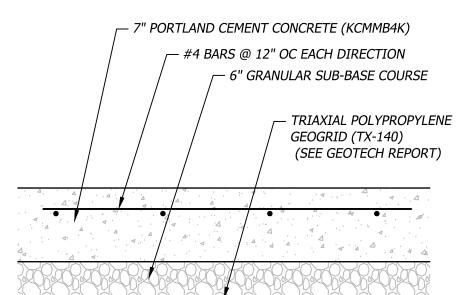
Medium Duty Concrete Pavement Option 1

Not to Scale

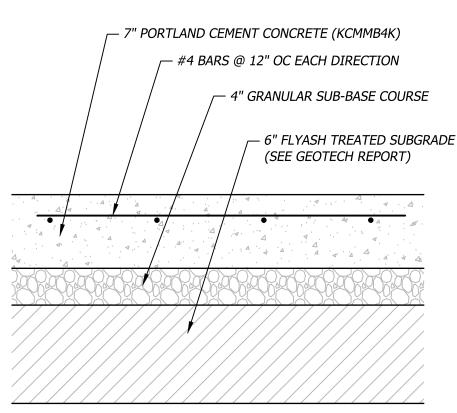


Medium Duty Concrete Pavement Option 2

Not to Scale



Concrete Dumpster Section
Option 1
Not to Scale

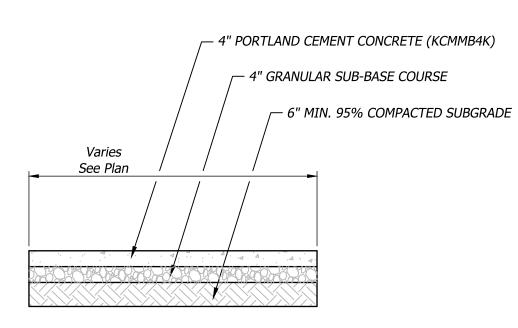


Concrete Dumpster Section
Option 2
Not to Scale



2. ISOLATION JOINTS SHALL BE PLACED @ 250' CENTERS OR WHERE WALKS ABUT CURBS, BUILDINGS, ETC....

3. ALL EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH.



Concrete Sidewalk Section

01/13/23 Job Number 3-22030 Drawn By Checked By

950 ee's

Eric Byrd - Engineer

Missouri: #PE-2018013633

ARCHITECTS

Licensee's Certificate of Authority Number:

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Summit

of

1508 Grand Boulevard

Kansas City, MO 64108

Revision

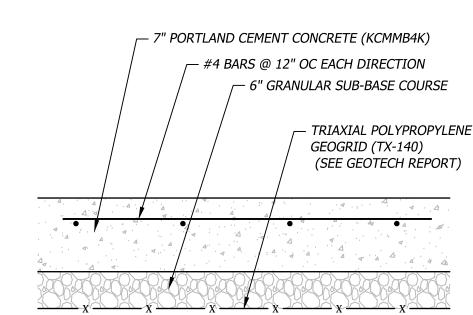
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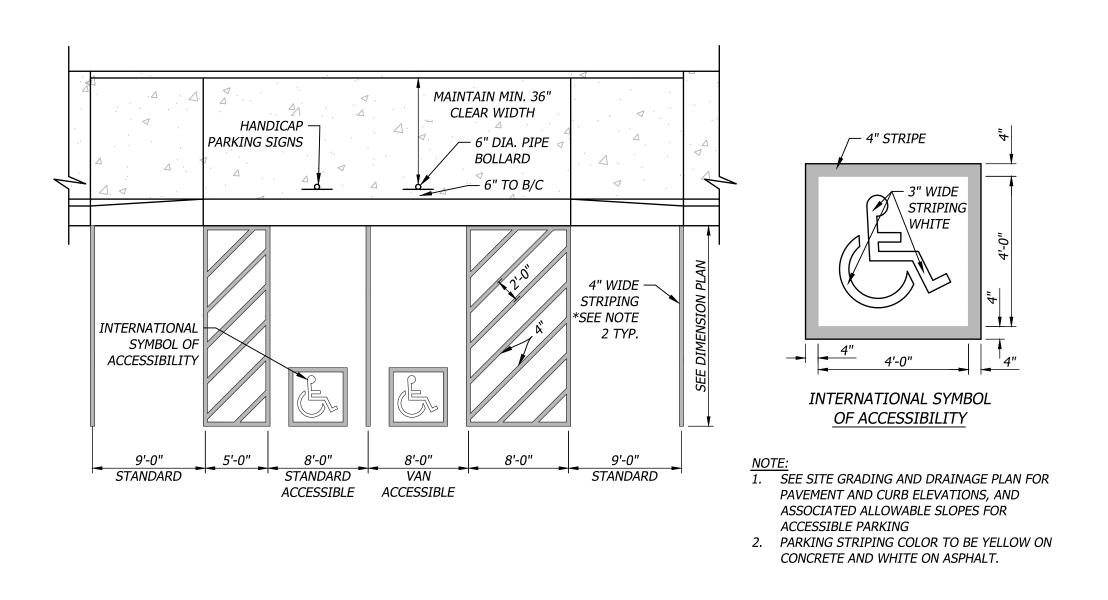
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__ 6" FLYASH TREATED SUBGRADE

Option 2

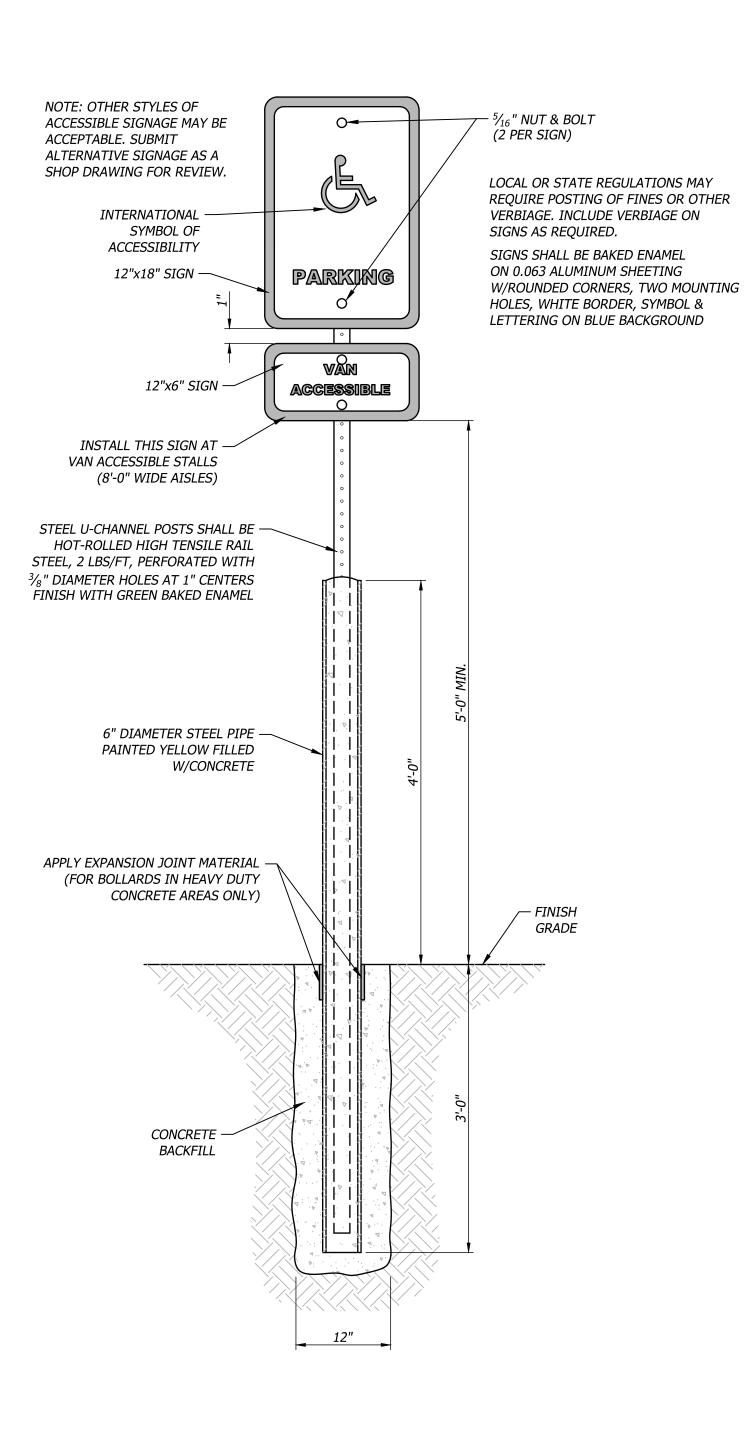
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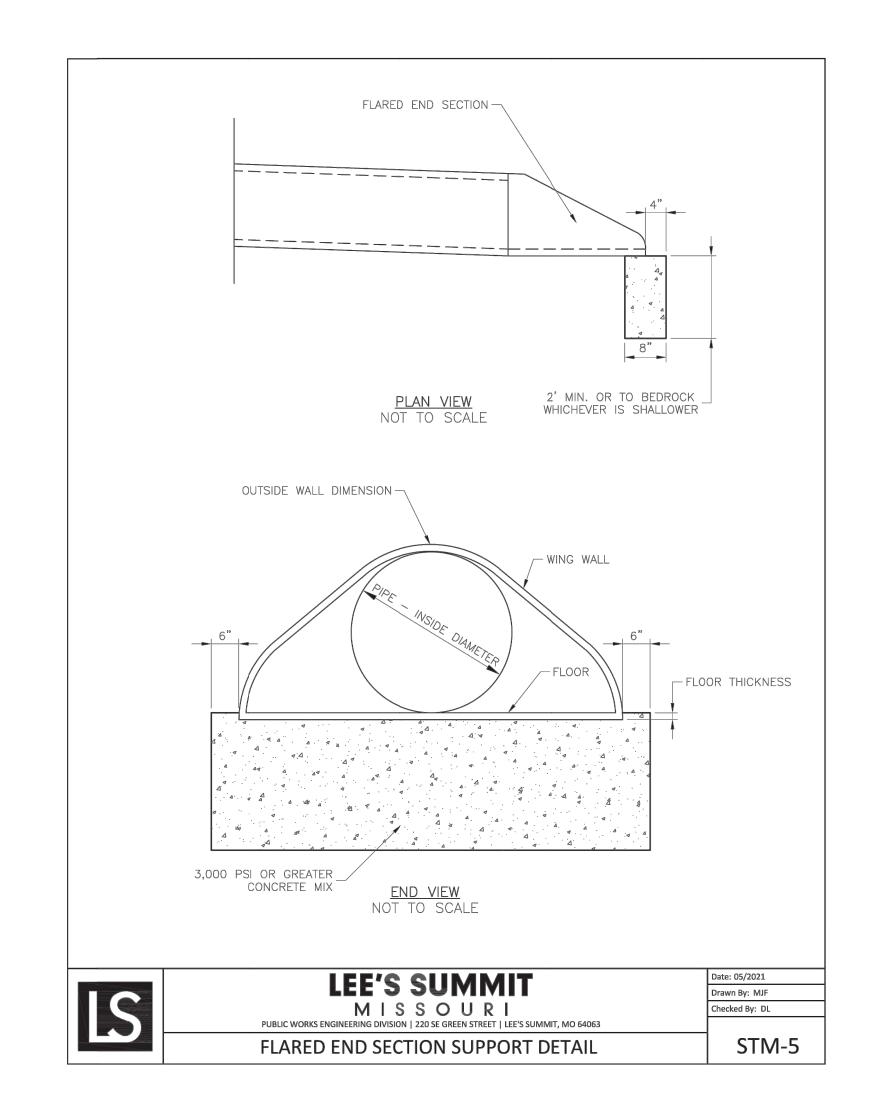
(ADA) Handicap Parking Striping

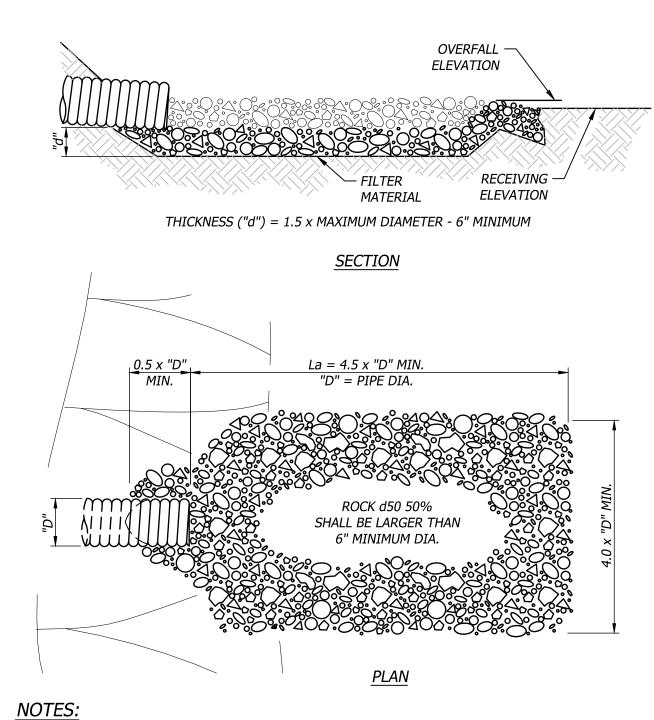
Not to Scale



(ADA) Handicap Parking Signage

Not to Scale





NOTES:

1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.

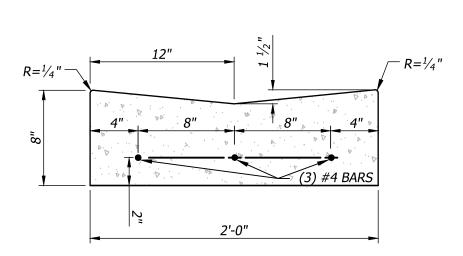
2. APRON SHALL BE AT A ZERO GRADE AND ALIGNED STRAIGHT.

3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK MINIMUM GRADED GRAVEL LAYER.

4. SIDE SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.

5. ROCK SHALL CONFORM TO KDOT SECTION 1114.2(b) STONE FOR AGGREGATE DITCH LINING.

O11 Energy Dissipater (Rip Rap)
Not to Scale



Not to Scale

ERIC BYRD 01/13/2023 NUMBER PE-2018013633 Eric Byrd - Engineer Missouri: #PE-2018013633

ACI BOLAND ARCHITECTS

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> Surgery Center of Lee's Summit 1950 SE Shenandoah Drive Lee's Summit, MO 64063

Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

Revision

Number Date Description

C7.

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CONSTRUCTION DETAILS 2

CONSTRUCTION SPECIFICATIONS:

STONE SIZE - USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT.

2. LENGTH - AS REQUIRED, BUT NOT LESS THAN (50) FEET. 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE

PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP

SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO

AN APPROVED SEDIMENT TRAPPING DEVICE. 9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

Temporary Construction Entrance

Not to Scale

EXTRA STRENGTH FILTER FABRIC -NEEDED W/O WIRE MESH SUPPORT **WOOD POST** ATTACH FILTER FABRIC — SECURELY TO UPSTREAM SIDE OF POST 10' MAX. SPACING W/WIRE SUPPORT FENCE 6' MAX. SPACING W/O WIRE SUPPORT FENCE. - STEEL OR WOOD POST 36" HIGH MAX. PONDING HEIGHT PONDING HEIGHT FLOW - ¾" MIN. DRAIN ROCK 9" MAX. STORAGE DRAIN ROCK HEIGHT 12" MIN. — 6" x 8" TRENCH WITH COMPACTED BACKFILL TRENCH DETAIL INSTALLATION WITHOUT TRENCHING

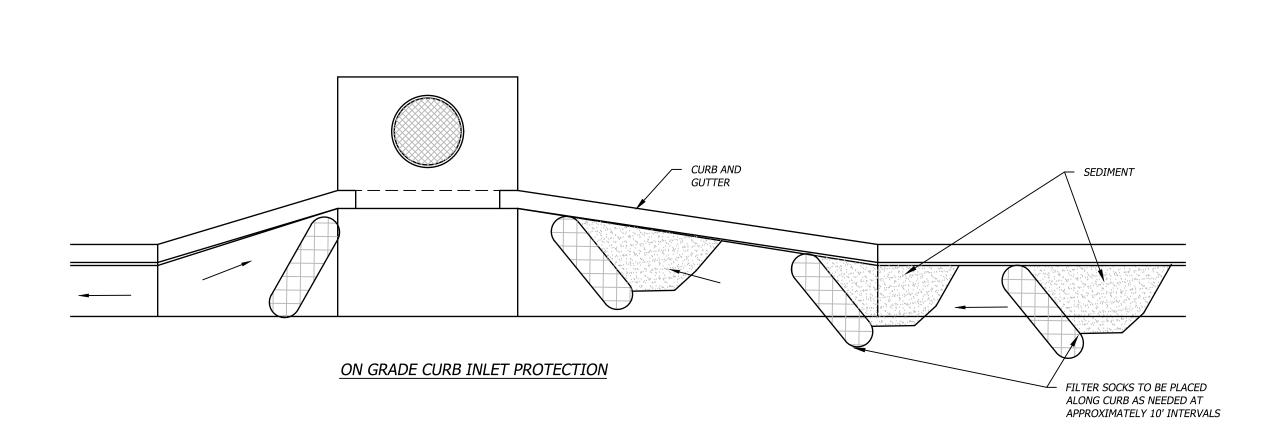
NOTES:

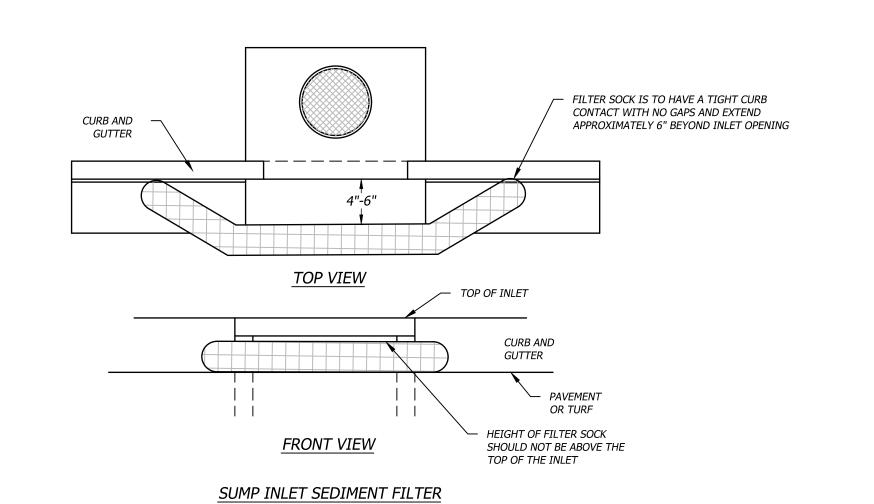
1. MUST BE INSTALLED PROPERLY TO AVOID NOTICE OF VIOLATION.

SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE POUNDING EFFICIENCY. 3. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.

4. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

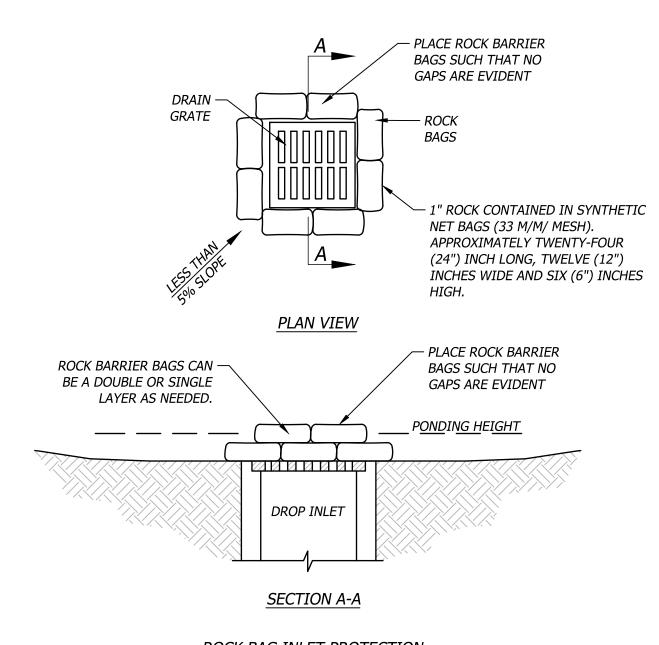
Filter Fabric Silt Fence





Storm Inlet Protection

Not to Scale



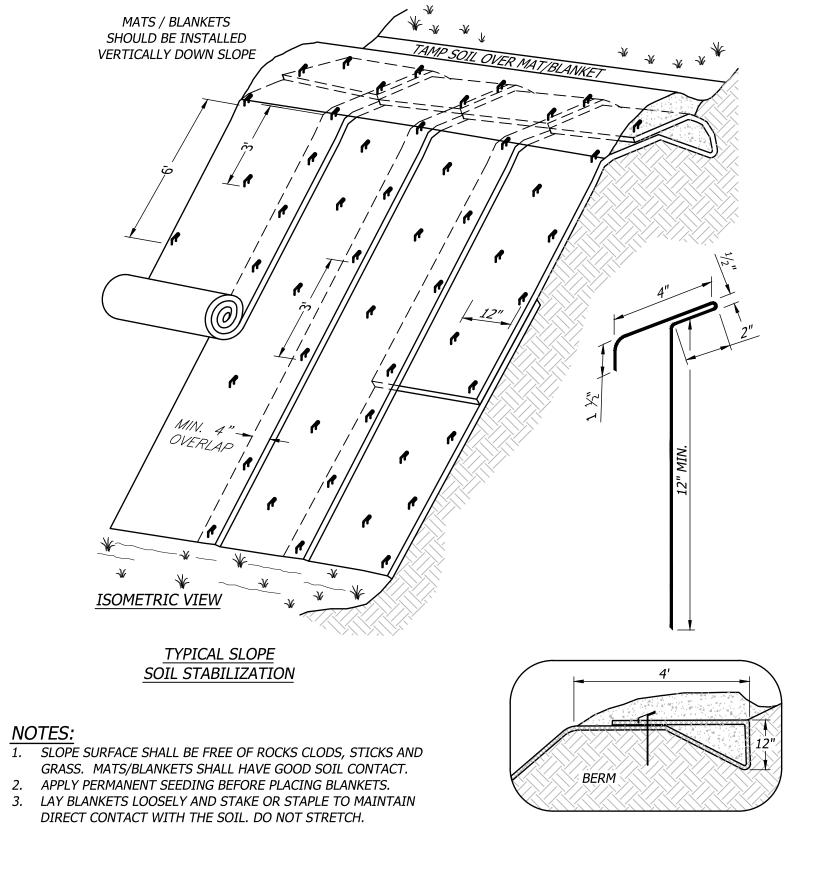
ROCK BAG INLET PROTECTION

1. PLACE CURB TYPE ROCK BAG BARRIER ON GENTLY SLOPING STREET, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM

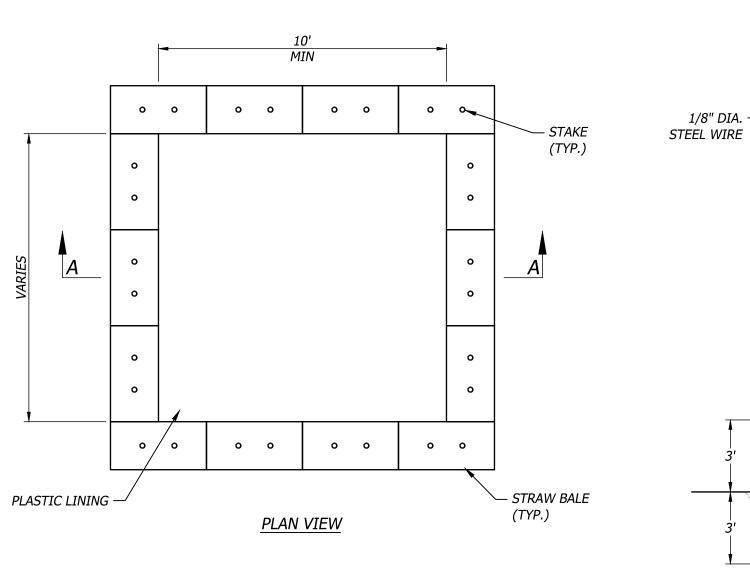
2. BAGS OF WOVEN GEOTEXTILE FABRIC, FILLED WITH GRAVEL MUST BE

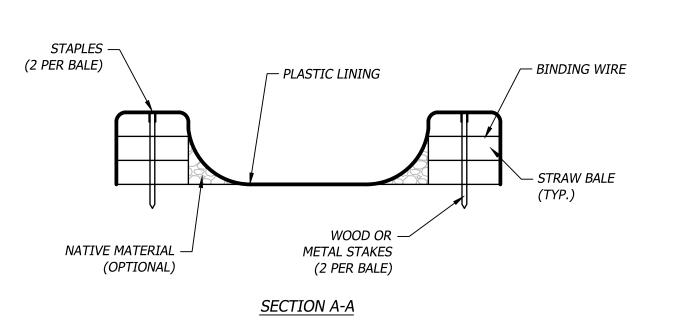
LAYERED SUCH THAT NO GAPS ARE EVIDENT. 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW ON THE SIDE AWAY FROM FLOW, TO PROVIDE A SPILLWAY; OR IN THE CENTER IF PONDING IS

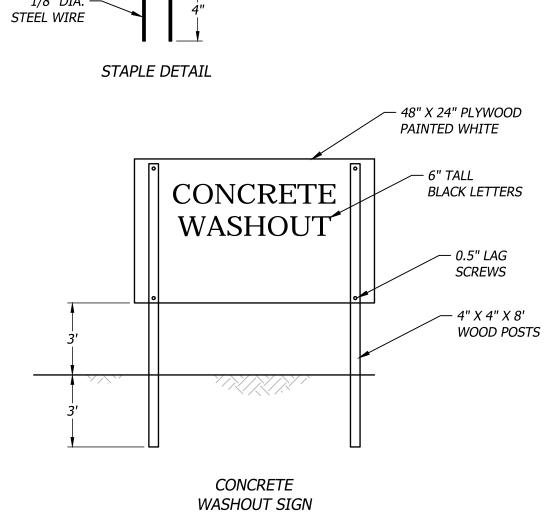
NEEDED ON BOTH SIDES. 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT, SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY



Slope Installation
Erosion Blanket/Turf Mats
Not to Scale







 ACTUAL LAYOUT DETERMINED IN FIELD.
 THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY

(IF REQUIRED BY CITY)

Concrete Washout

Not to Scale



Eric Byrd - Engineer Missouri: #PE-2018013633

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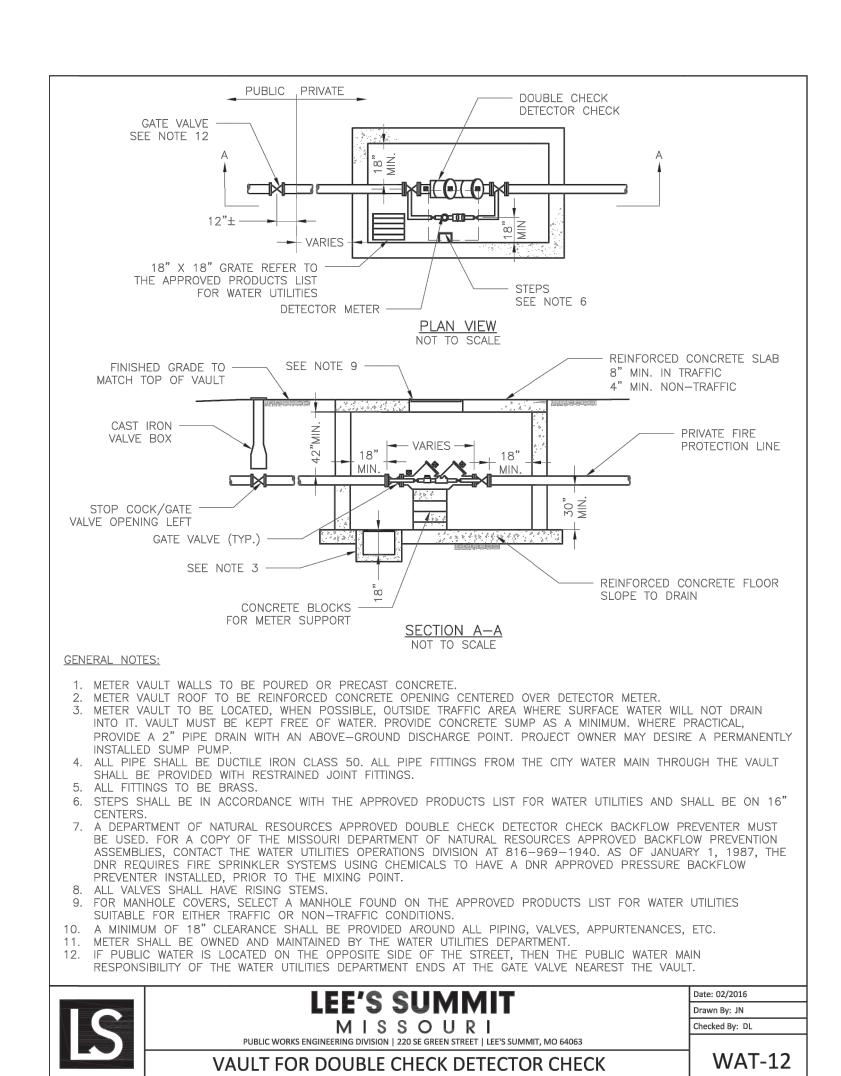
MEP CONSULTANT Branch Pattern 1508 Grand Boulevard Kansas City, MO 64108

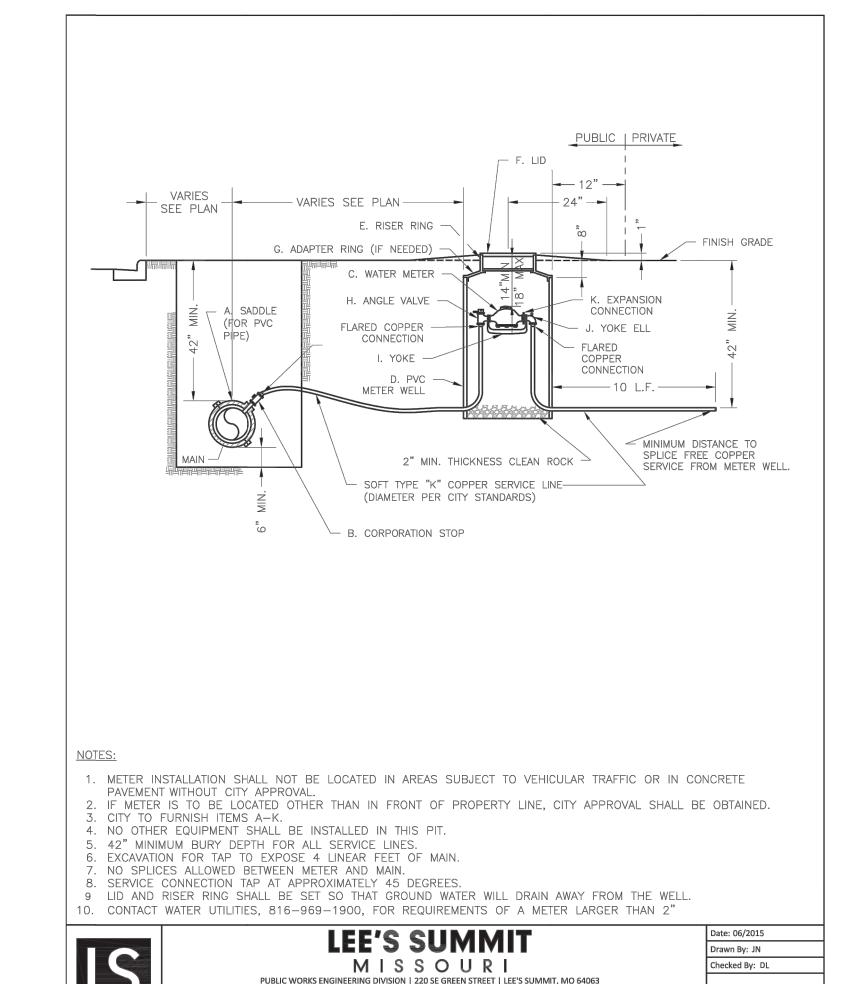
> Summit oah Drive 64063 of Shena Immit, 950 ee's

01/13/23 3-22030 Job Number Drawn By Checked By

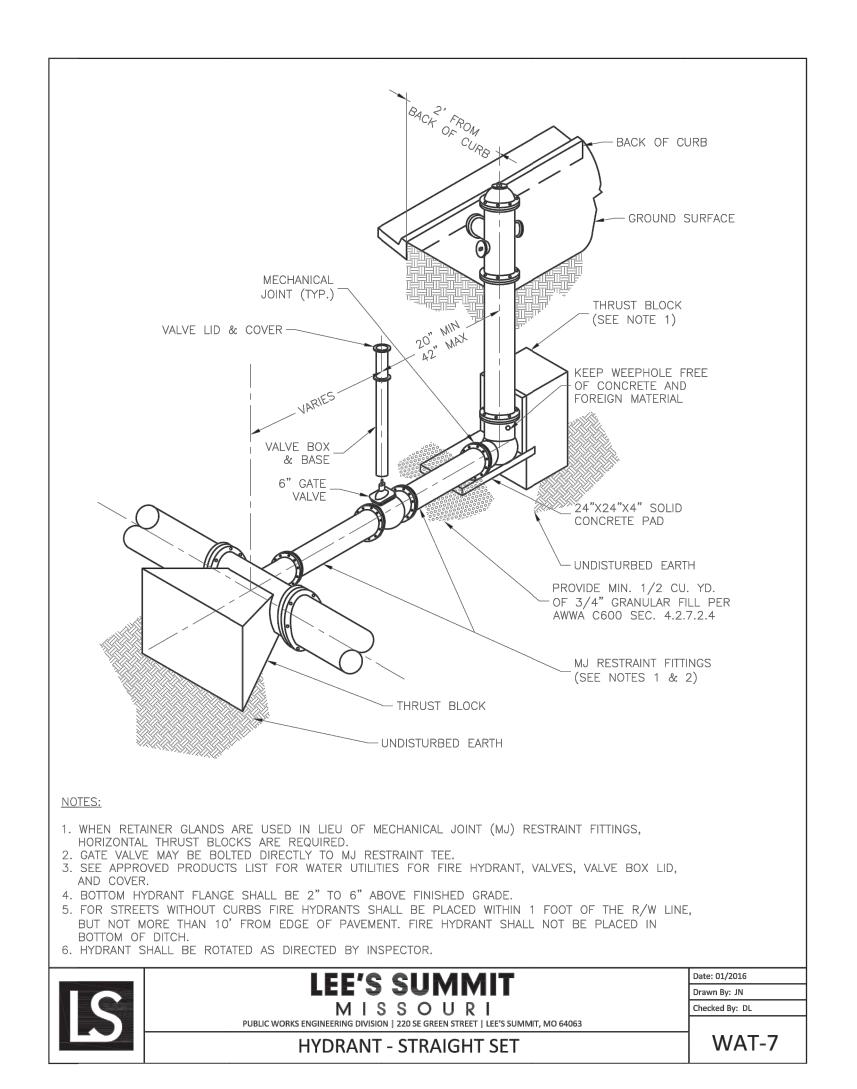
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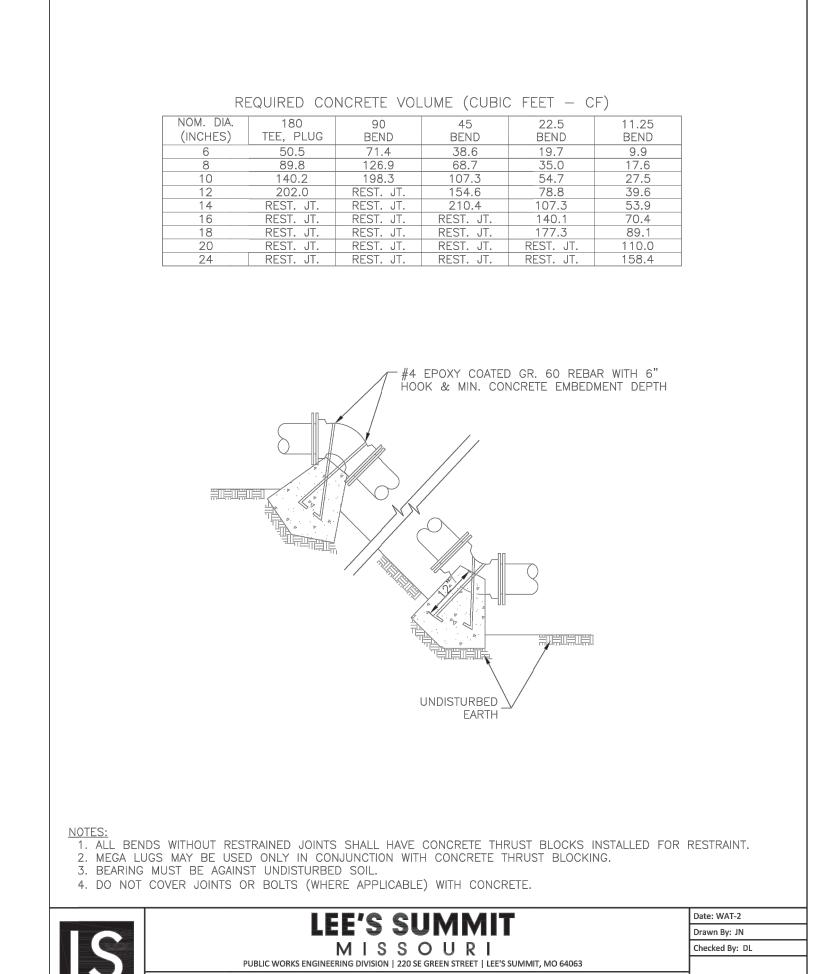
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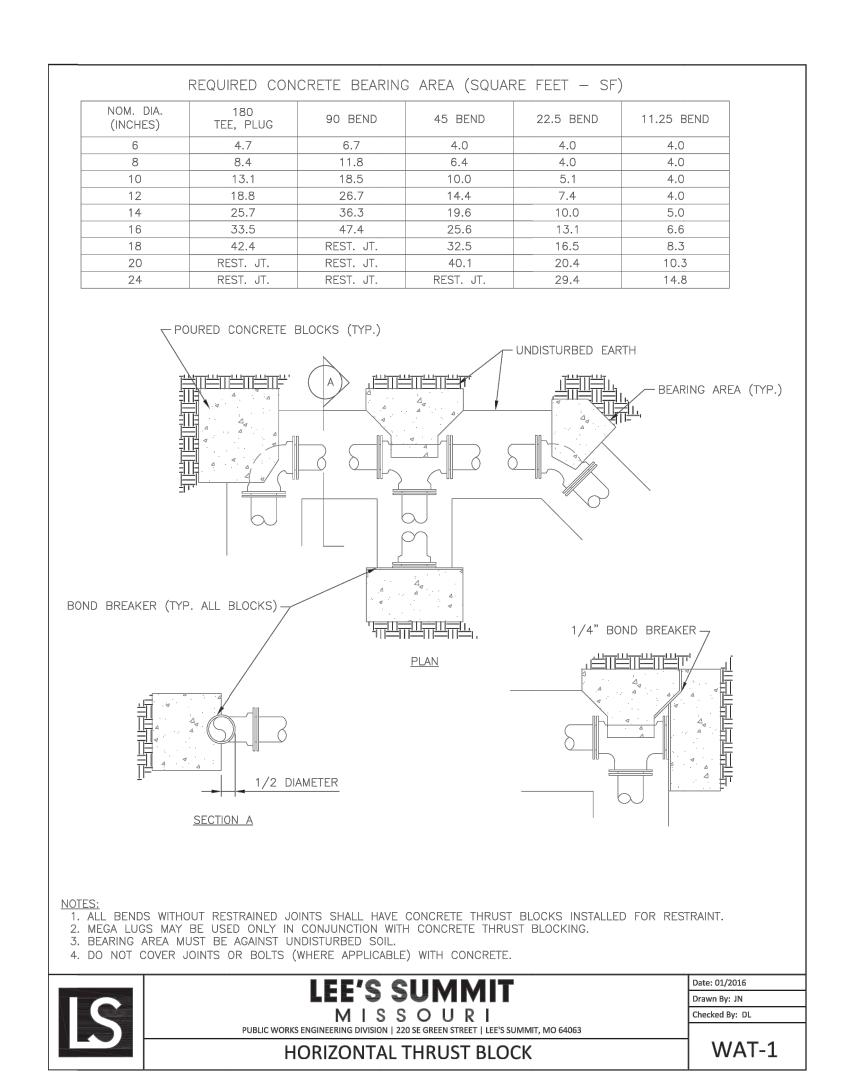


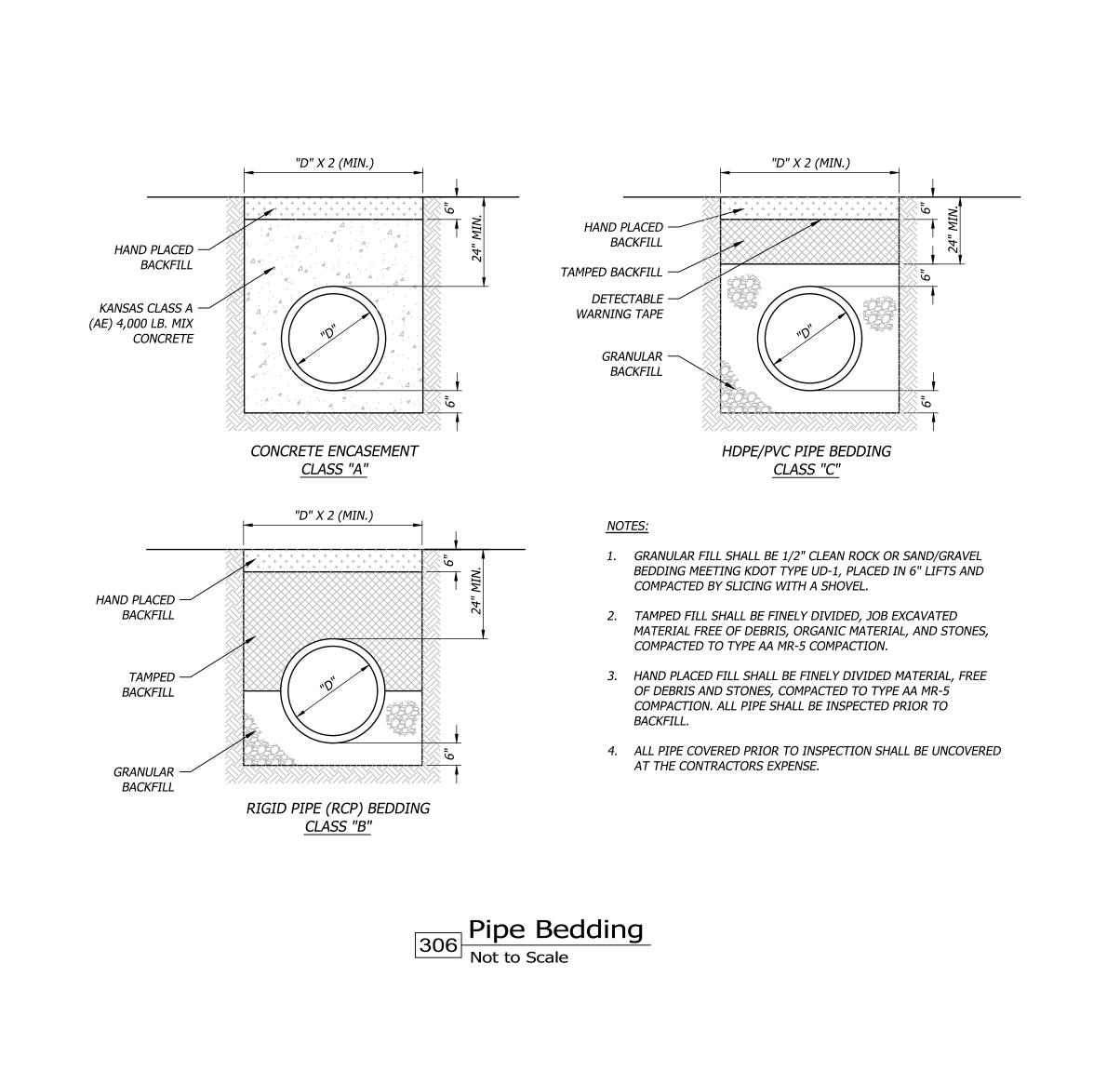
SERVICE CONNECTION WITH METER WELL



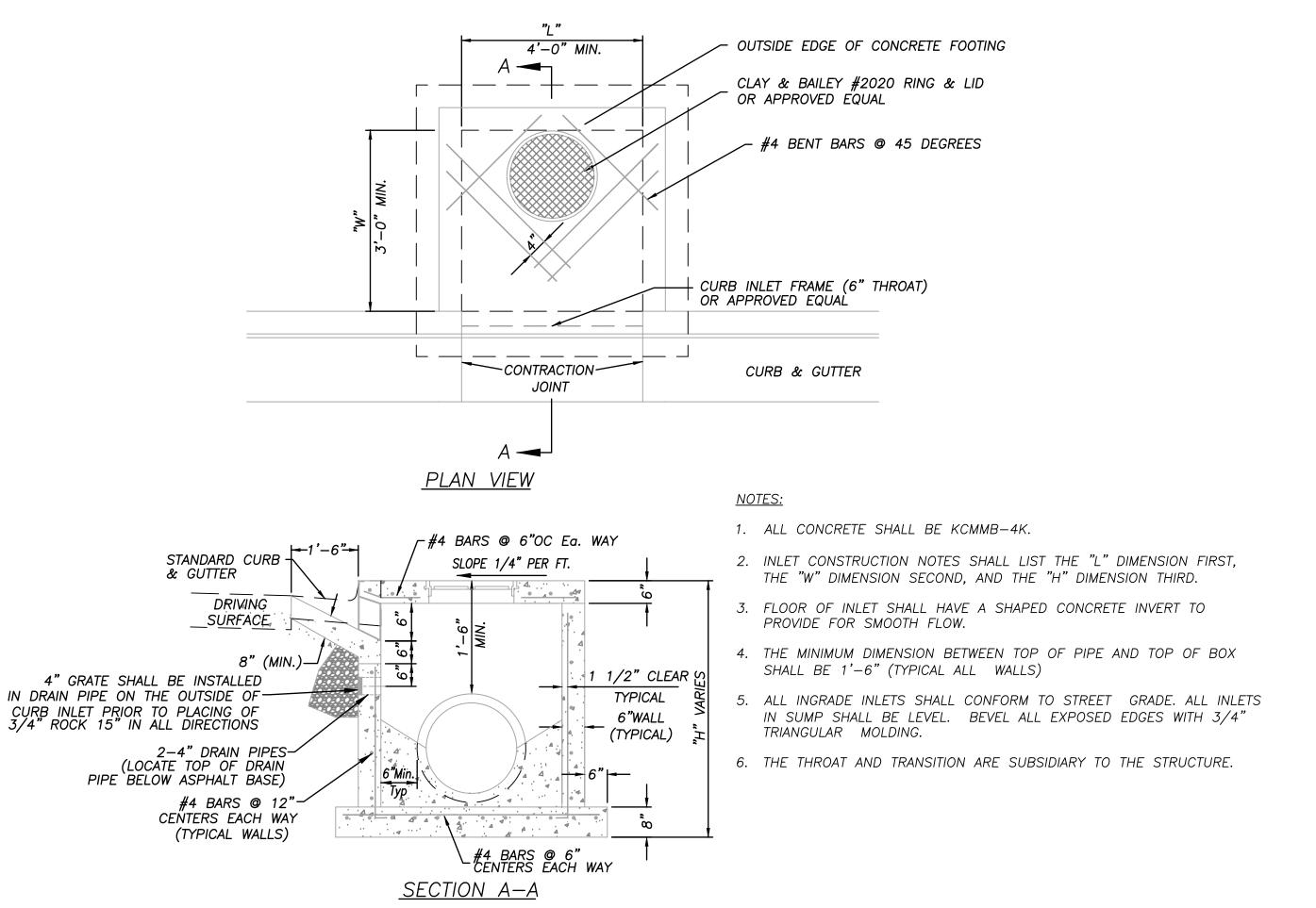








WAT-11



Non-Setback Curb Inlet

Not to Scale

Eric Byrd - Engineer
Missouri: #PE-2018013633

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Date01/13/23Job Number3-22030Drawn ByTSChecked ByEB

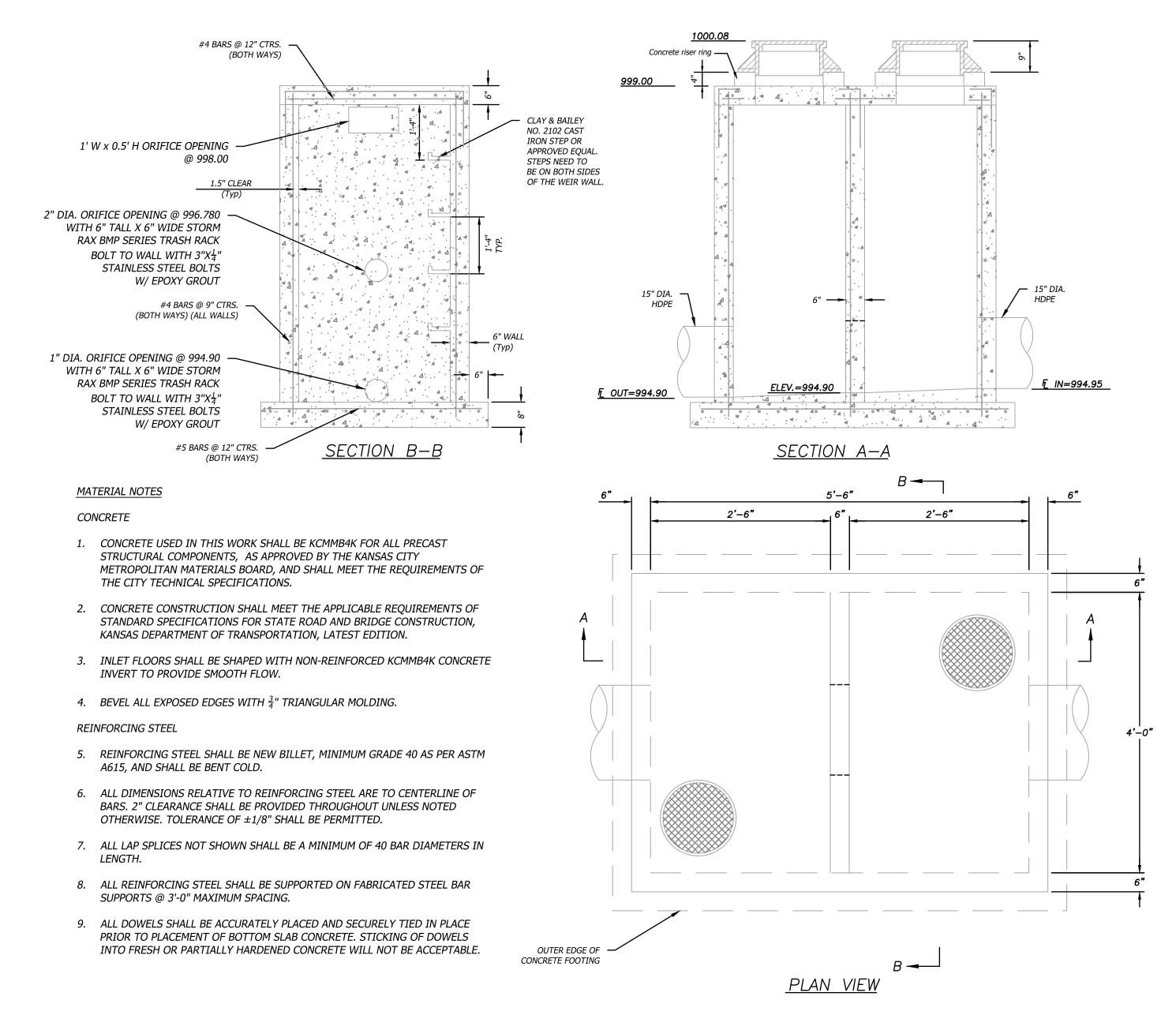
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Number Date Description

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CONSTRUCTION DETAILS 4

- 1. ALL STORM SEWER STRUCTURES SHALL BE PRECAST.
- 2. PRECAST SHOP DRAWINGS ARE TO BE APPROVED BY THE ENGINEER.
- 3. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- 4. RING & COVER TO BE EAST JORDAN IRON WORKS #00150230 (HEAVY DUTY)
 OR APPROVED EQUAL.
- 5. PIPE CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
- 6. MATERIAL SELECTION AND COMPACTION REQUIREMENTS FOR BACKFILL AROUND STRUCTURES SHALL BE AS SPECIFIED IN THE CITY TECHNICAL SPECIFICATIONS.

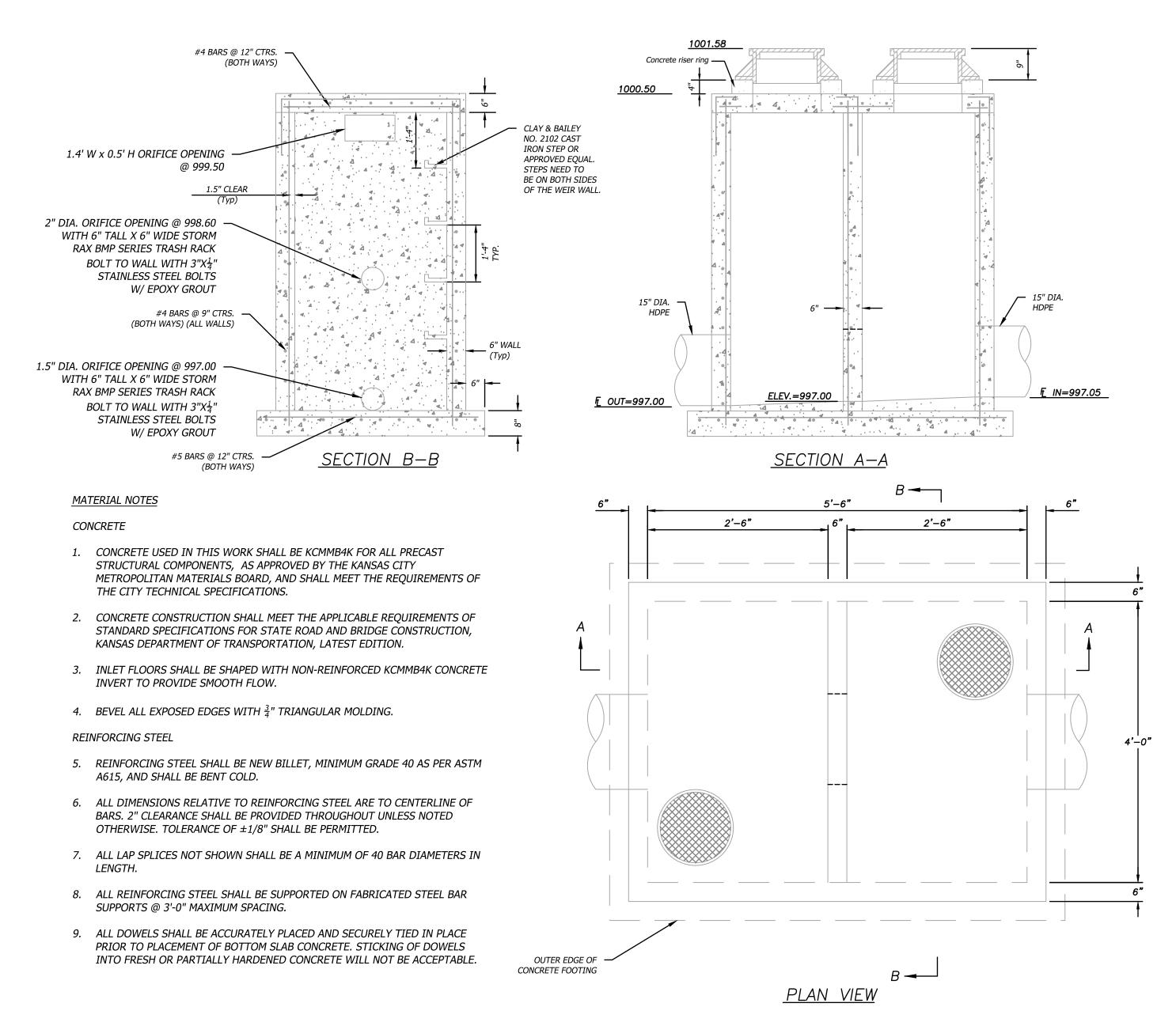


North Detention Outlet Control Structure

Not to Scale

GENERAL NOTES

- 1. ALL STORM SEWER STRUCTURES SHALL BE PRECAST.
- 2. PRECAST SHOP DRAWINGS ARE TO BE APPROVED BY THE ENGINEER.
- 3. DO NOT SCALE THESE DRAWINGS FOR DIMENSIONS OR CLEARANCES. ANY QUESTIONS REGARDING DIMENSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
- 4. RING & COVER TO BE EAST JORDAN IRON WORKS #00150230 (HEAVY DUTY) OR APPROVED EQUAL.
- 5. PIPE CONNECTIONS TO PRECAST STRUCTURES SHALL HAVE A MINIMUM OF 6" OF CONCRETE AROUND THE ENTIRE PIPE WITHIN 2' OF THE STRUCTURE.
- 6. MATERIAL SELECTION AND COMPACTION REQUIREMENTS FOR BACKFILL AROUND STRUCTURES SHALL BE AS SPECIFIED IN THE CITY TECHNICAL SPECIFICATIONS.



South Detention Outlet Control Structure

Not to Scale



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MEP CONSULTANT

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Date 01/13/23
Job Number 3-22030
Drawn By TS
Checked By EB

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Number Date [

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CONSTRUCTION DETAILS 5

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GENERAL LANDSCAPE NOTES

- The Contractor shall verify and coordinate all final grades with the Landscape Architect and or design team prior to completion.
- 2. Location and placement of all plant material shall be coordinated with the Landscape Architect prior to installation.
- 3. Location of all utilities are approximate, the Contractor shall field verify locations prior to commencement of construction operations.
- 4. Refer to Civil Drawings for all grading and berming, erosion control, storm drainage, utilities and site layout.
- The Contractor shall arrange and conduct a pre-construction meeting onsite with Landscape Architect prior to work.
- Plant quantities are for information only, drawing shall prevail if conflict occurs. Contractor is responsible for calculating own quantities and bid accordingly.
- The Contractor is to notify Landscape Architect after staking is complete and before plant pits are excavated.
- 8. Tree locations in areas adjacent to drives, walks, walls and light fixtures may be field adjusted as approved by Landscape Architect.
- 9. The Contractor shall report subsurface soil or drainage problems to the Landscape Architect.

10. The plan is subject to changes based on plant size and material availability. All changes or

- and material availability. All changes or substitutions must be approved by the City of Lee's Summit and the Landscape Architect.
- 11. Aluminum landscape edging to be used on all landscape beds adjoining turf areas as noted on landscape plans.
- 12. Landscape Contractor shall be responsible for watering all plant material until the time that a permanent water source is ready.
- 13. The Contractor shall show proof of procurement, sources, quantities, and varieties for all shrubs, perennials, ornamental grasses, and annuals within 21 days following the award of the contract.
- 14. Contractor shall provide full maintenance for newly landscaped areas for a period of 30 days after the date of final acceptance. At the end of the maintenance period, a healthy, well-rooted, even-colored, viable turf and landscaped area must be established. The landscaped areas shall be free of weeds, open joints, bare areas, and surface irregularities.
- 15. Landscape Contractor shall provide rock mulch sample to owner for approval.

GENERAL IRRIGATION NOTES

- Irrigation plan to be provided during permitting phase of development
- Irrigation plan to not interfere with any proposed improvements shown.
- 2. Irrigation system design to be based on available psi. Minimum operating pressure for spray heads shall be 30 psi and minimum operating pressure for drip zones shall be 40 psi.
- 3. The contractor shall be responsible for providing uninterrupted, 110 v electrical service to the controller and for all hook-ups. All exposed low voltage wire shall be enclosed in a conduit.
- 4. Place valve boxes 12" minimum from and parallel to curbs and walks, grouped valves to be equally spaced.
- 5. Install all mainlines to 1% minimum slope to drain valves located at low points of main system.
- 6. Irrigation controller and rain sensor shall be located in owner approved locations.

PLANT SCHEDULE

PLANT SCHE	DULE				
TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	<u>HEIGHT</u>
	14	Platanus x acerifolia 'Morton Circle' / Exclamation!™ London Plane Tree FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3" cal	
& J	8	Quercus imbricaria / Shingle Oak FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3" cal	
E. J	6	Tilia americana 'Lincoln' / Lincoln American Linden FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3" cal	
EVERGREEN TREE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	CAL	<u>HEIGHT</u>
	6	Picea pungens glauca 'Bakeri' / Bakeri Blue Spruce FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B		8`H
ORNAMENTAL TREE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
\bigcirc	10	Malus x 'JFS-KW5' / Royal Raindrops® Crabapple FOR PLANTING SPECIFICATIONS SEE DETAIL 801 & 802, SHEET L2.0	B & B	3" cal	
SHRUBS	<u>QTY</u>	BOTANICAL / COMMON NAME	SPEC	<u>HEIGHT</u>	
\otimes	84	Cornus sericea 'Farrow' TM / Arctic Fire Red Twig Dogwood FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	18"- 24" H	
	27	Itea virginica 'Merlot' / Merlot Sweetspire FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"-36" H	
+	9	Panicum virgatum 'Northwind' / Northwind Switch Grass FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	1 gal	18"-24"H	
	41	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	12"-18" H	
EVERGREEN SHRUB	<u>QTY</u>	BOTANICAL / COMMON NAME	SPEC	<u>HEIGHT</u>	
Marine Committee	46	Chamaecyparis pisifera 'Golden Mop' / Golden Mop Threadleaf Sawara Cypress FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"- 30" H	
	4	llex x meserveae 'China Boy' / China Boy® Holly FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"-36" H	
\bigcirc	24	llex x meserveae 'China Girl' / China Girl® Holly FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	18"- 24" H	
\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	38	Taxus x media `Fairview` / Fairview Yew FOR PLANTING SPECIFICATIONS SEE DETAIL 803 & 804, SHEET L2.0	5 gal	24"- 30" H	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SPEC		
\(\psi\) \(\	67,656 sf	Festuca arundinacea `Watersaver Blend` / Watersaving Blend of Tall Fescue Sod: 90% 3-specices Turf-Type Fescue Blend (Covenant II, Avenger, Garrison), 10% Bluegrass. PLACE ALUMINUM LANDSCAPE EDGING, OR APPROVED EQUAL, WHERE PLANTING BEDS ADJOIN TURF AREAS, SEE DETAIL 805, SHEET L2.0	sod		

MULCH SCHEDULE

ROCK MULCH
SAMPLE OF ROCK MULCH TO BE
PROVIDED TO OWNER AND
ARCHITECT FOR APPROVAL.
Buffalo River Rock or Regional Equal.
SIze: 1"-3" Rock. Depth: 3" Depth

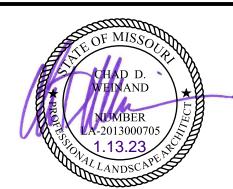
WOOD MULCH
Double Ground Hardwood Mulch 3"
Depth.

LEGEND

980 ———	PROPOSED FINISH GRADE MAJOR CONTOUR
982 ———	PROPOSED FINISH GRADE MINOR CONTOUR
980	EXISTING GRADE MAJOR CONTOUR
	EXISTING GRADE MINOR CONTOUR
SDM	PROPOSED STORM SEWER LINE
RD	PROPOSED ROOF LINE DRAIN
	PROPERTY LINE
	RIGHT-OF-WAY LINE

SITE DATA

	Quantity	Required	Provided
Street Frontage			
SE Cumberland Dr	351.2		
1 tree / 30 LF of street		11.71	12
1 shrub / 20 LF of street		17.56	27
Open Yard			
site area (without bldg footprint)	152,945		
1 tree / 5,000 SF of lot		30.59	32
2 shrubs / 5,000 SF of lot		61.18	246
Perimeter Parking Landscape			
continuous 2.5' ht screen: min 12			
shrubs / 40 LF		Υ	Υ
Island/Interior Landscape			
parking area (SF)	79,841.00		
landscape min 5% of parking area		3,992.1	7,190.8
trees/landscape in islands		Υ	Υ
groundcover on all interior areas		Υ	Υ
Utility Screening			
above ground cabinets should be			
screened w/landscaping		Υ	Υ



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Drawn By

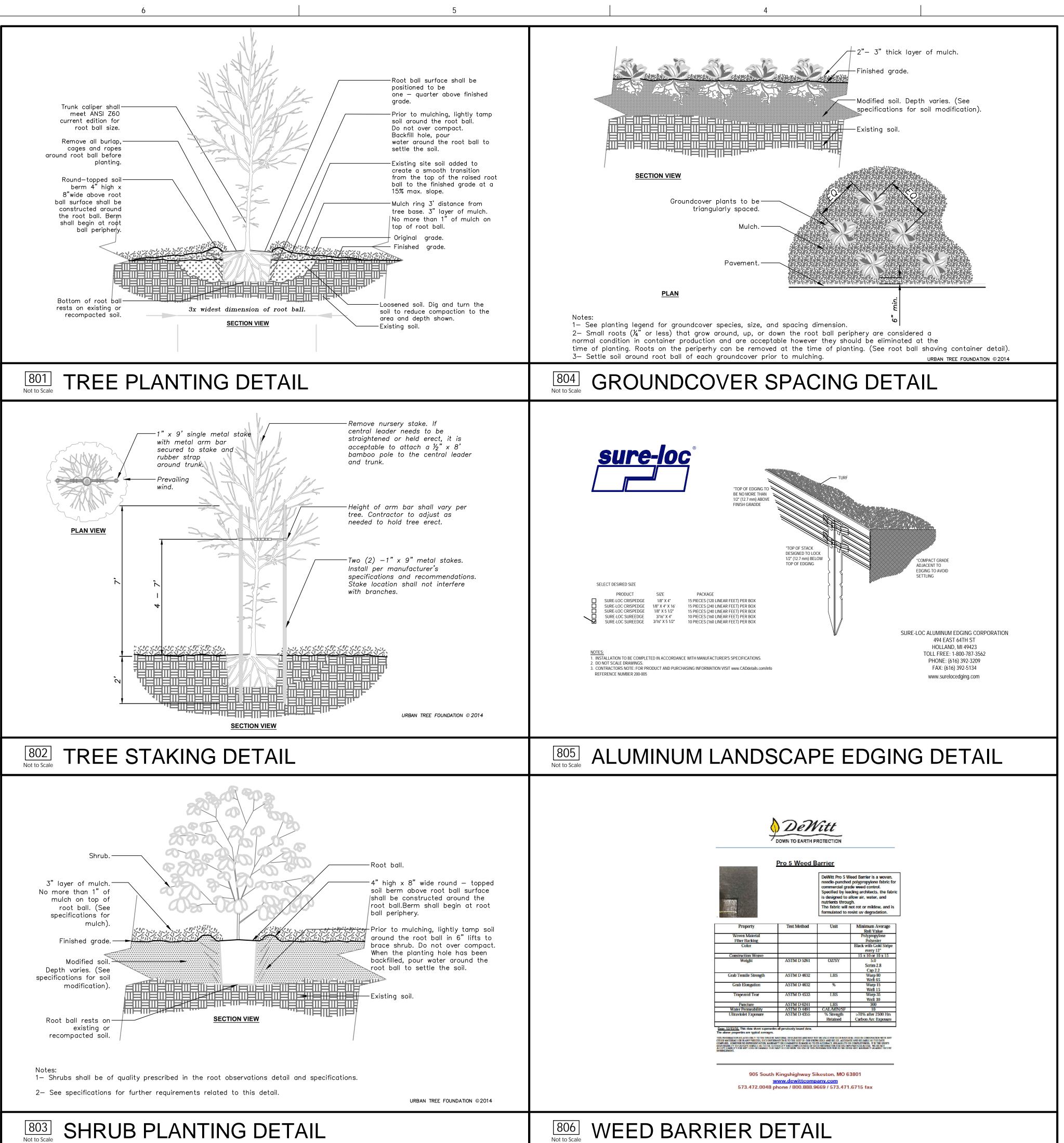
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LANDSCAPE PLAN



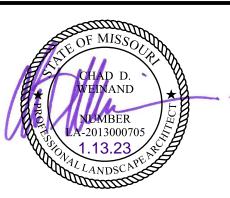
PLANTING NOTES

- Location of all existing utilities needs to be done before commencing work. The planting plan graphically illustrates overall plant massings. Each plant species massing shall be placed in the field to utilize the greatest
 - coverage of ground plane. The following applies for individual plantings: A. Creeping groundcover shall be a minimum of 6" from paving edge. B. All trees shall be a minimum of 3 ft. from paving edge.
- C. All plants of the same species shall be equally spaced apart and placed for best aesthetic viewing. D. All shrubs shall be a minimum of 2 ft. from paved edge.
- Mulch all planting bed areas to a minimum depth of 3". Mulch individual trees to a minimum depth of 2".
- Note: If plants are not labeled they are existing and shall remain.
- 5. All landscaped areas in right of way shall be sodded and irrigated unless otherwise specified.
- 1. Plant material shall be healthy, vigorous, and free of disease and insects as per AAN standards.
- 2. Kind, size and quality of plant material shall conform to American Standard for nursery stock, ANSI-260-2004, or most recent edition. Shredded bark mulch installed at trees shall be finely chipped and shredded hardwood chips, consisting of pure wood products and free of all
- other foreign substances. Pine bark compost mulch installed at planting bed areas shall be free of all other foreign substances.

- All compacted soil within the area to be landscaped shall be removed to a depth of not less than two (2) feet and shall be backfilled with topsoil. Prepare planting beds by incorporating an approved composed organic soil into existing soil for all shrub, perennial, and annual planting beds at a
- minimum depth of 6". Thoroughly mix organic material into the existing soil by roto-tilling or other approved method to a minimum depth of 12". Planting of trees, shrubs, and seeded groundcover shall be commenced during either the spring (March 15 - June 15) or fall (September 1 -
- October 15) planting season and with water available for hand irrigation purposes. 4. Apply liquid, root stimulator, to all shrubs and groundcovers at rates recommended by manufacturer during first planting watering following
- All planting beds will be prepared with polypropylene landscape fabric, that meets or exceeds the DeWitt Pro5 specification, before plant material is installed. Any product substitution to be submitted by contractor to project manager for approval prior to installation. Rock mulch to be placed over polypropylene landscape fabric at a depth of 2" - 4".
- 6. Landscape fabric should be installed flat with all folds either pinned down with 4" landscape pins, overlap adjoining sheets a minimum of 2 4" steel landscape staples to be used to pin down the corners before mulch is installed.
- After plants have been installed, all planting beds shall be treated with dacthal pre-emergent herbicide prior to mulch application.
- 8. Plant pit backfill for trees and shrubs shall be 20% peat or well composted manure and 80% topsoil. 9. Trees planted in landscaped planting areas shall be situated a minimum of three (3) feet from any curb.
- 10. Plant material shall be maintained and guaranteed for a period of one year after owner's acceptance of finished job. All dead or damaged plant
- material shall be replaced at landscape contractor's expense. 11. Landscape contractor shall maintain all plant material until final acceptance, at which point the one year guarantee begins. 12. All landscape beds shall be level with surrounding hardscape.

SOD NOTES

- All disturbed areas shall be sodded with turf-type tall fescue sod with a minimum of three cultivars.
- All landscaped areas shall receive a minimum 6-inch depth of topsoil compacted to 85% density at optimum moisture content.
- 3. The entire surface to be landscaped should be reasonable smooth and free from stones, roots or other debris.
- Sod shall be machine stripped at a uniform soil thickness of approximately one inch (plus or minus 1/4-inch). The measurement for thickness shall exclude top growth and thatch, and shall be determined at the time of cutting in the field. Precautions shall be taken to prevent drying and heating. sod damaged by heat and dry conditions, and sod cut more than 18 hours before being incorporated into the work shall not be used.
- Handling of sod shall be done in a manner that will prevent tearing, breaking, drying and other damage. Protect exposed roots from dehydration. Do not deliver more sod than can be laid within 24 hours.
- Moisten prepared surface immediately prior to laying sod. water thoroughly and allow surface to dry before installing sod, fertilize, harrow or rake fertilizer in the top 1-1/2-inches of topsoil, at a uniform rate.
- Fertilizer shall be 20-10-5 commercial fertilizer of the grade, type, and form specified and shall comply with the rules of the state dept. of agriculture. fertilizer shall be identified according to the percent N,P,K in that order.
- Saturate sod with fine water spray within two hours of planting. During the first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of four inches.





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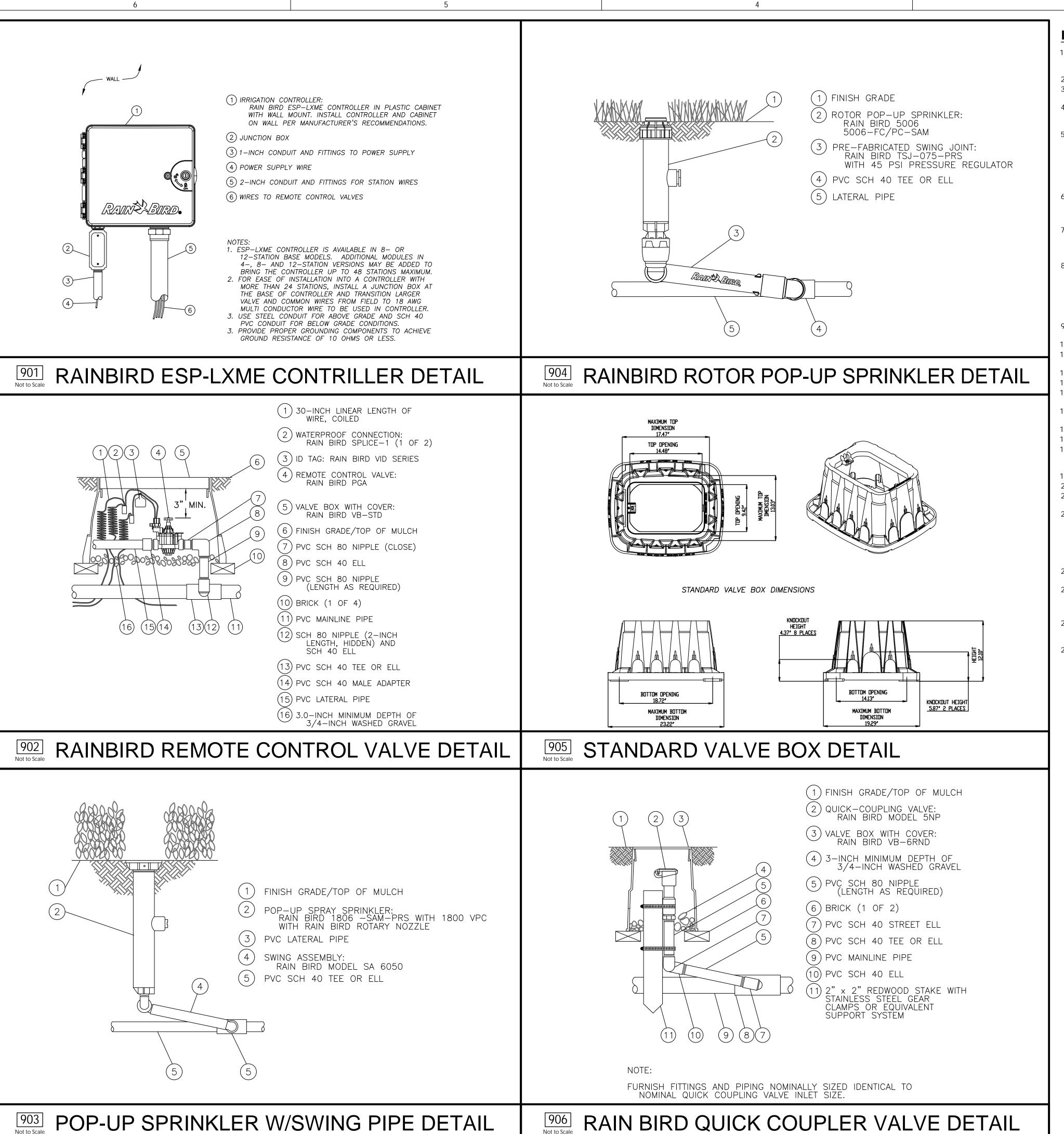
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IRRIGATION NOTES

whenever possible.

rotary sprinkler to provide the best performance.

- 1. The system design assumes a minimum available static pressure for the irrigation system of 75 psi at the 1 inch meter. Contractor to verify pressure and flow on site prior to construction and report and discrepancies between these assumptions and actual field conditions in writing to the
- 2. Read thoroughly and become familiar with the specifications and instillation details for this and related work prior to construction.
- 3. Coordinate location and marking of underground utilities prior to construction. Notify the owner's representative of any conflict with any
- 4. Do not proceed with the instillation of the irrigation system when it is obvious in the field that obstructions or grade differences existing that might not have been considered in the engineering, or if discrepancies in construction details, legend, notes, or specifications are discovered. Bring all
- such obstructions or discrepancies to the attention of the owner's representative in writing prior to construction.

 5. These drawings are diagrammatic. therefore, the following should be noted:
- 5. These drawings are diagrammatic. therefore, the following should be noted:

 A. Avoid conflicts between the irrigation system, planting materials and architectural features. Instill irrigation pipe and wiring in landscaped areas
- B. Use only standard tees and elbow fittings. use of cross type fittings is not permitted.
- C. Irrigation pipe and valves may be shown outside of the planting area, in the hardscape, or outside of property lines for graphic clarity only. Install all irrigation components within landscapes areas or through sleeving and within the property boundary.
- 5. Provide the following components to the owner's representative prior to the completion of the project.
- A. Two operating keys for each type of manually operated valves.B. Two of each servicing wrench or tool needed for complete access, adjustment, and repair of all sprinklers and emitters.
- 7. Select nozzles for spray and rotary sprinklers with arcs that provide complete and uniform coverage with minimum overspray for the site conditions. To minimize overspray, install pressure compensating nozzles or pressure compensating screens if uniform lateral pressure cannot be attained with pressure adjustment at the remote control valve. Carefully adjust the radius of the throw and arc of coverage of each spray and
- 8. The irrigation contractor is responsible for coordinating with the general contractor for the instillation of irrigation sleeving. All sleeving will be schedule 40 PVC. All pipe and wire will be installed in separate sleeves at all paved surfaces, sidewalks, driveways, walls, footings, and hardscape areas. All sleeves may not be shown and/or sized in the plans. The general contractor is responsible for coordinating with the irrigation contractor for the instillation of all required sleeving, proper sizing, and coordinating instillation of sleeving with other trades. Any pipe or wire which passes beneath existing hardscape where sleeving was not installed, requires horizontal boring by the irrigation contractor. Sleeve and conduit sizes shall be a minimum of twice the aggregate diameter of all pipe and wire contained within sleeve or conduit pipe. Minimum sleeve size is 2-inch. Indicate all sleeve locations on "as-built" record drawings.
- 9. Coordinate and install all electrical power to the irrigation control system in accordance with the national electric code and all applicable local
- 10. Gate valves shall be ported to provide for full flow. Labeled and nominal size of valve opening shall be the same.
- 11. All materials and workmanship shall be true to type, form, finish and of the highest standards of the trade. Damaged or inferior materials shall be removed from the site without delay.
- 12. Install pressure regulating module for all drip valve assemblies, set discharge pressure to 35 psi.13. Install irrigation pipe and components a minimum of 8 feet from tree root balls. Pipe routings shown on drawings are diagrammatic.
- 14. Provide #12-1 AWG bare copper tracing wire along the entire mainline routing. Provide 24 inch coil of tracing wire in each valve box along
- mainline routing.

 15. Contractor shall furnish and install material and equipment pertaining to the irrigation system herein specified or shown on the drawings. This
- shall include all items necessary to complete installation.
- 16. Irrigation contractor to cap all flush ends hand tight prior to backfill.
- 17. Irrigation contractor shall coordinate work with planting plans to avoid conflicting locations between piping and plant pits.
- 18. All materials shall be installed as detailed in the plans. If the contract drawings and/or specifications do not thoroughly describe the method or techniques to be used, then the contractor shall install as per manufacturers specifications. If a contradiction occurs, notify the landscape architect immediately
- 19. Irrigation contractor to use Teflon tape on all threaded joints.20. No pipes shall be installed parallel and directly over another line.
- 21. Brand each valve box with 1" lettering showing zone number and controller letter. This stamp is to match the zone and controller associates with
- the valve's operation.

 22. Contractor shall perform the following:
- A. Visit site and verify existing grades, construction and conditions.
- B. Notify landscape architect of discrepancies between plan and field conditions.
- C. Restore contractor damaged existing work to the satisfaction of the engineer or landscape architect without cost to the owner.
- D. Be satisfied that the plan can be constructed, functional and complete.
- 23. All equipment shall be maintained while under construction. Maintenance includes: water scheduling, replacement of defective or damaged equipment, adjustment and re-adjustment of heads and other equipment.
- 24. Contractor to ensure the following:
- A. Lines and valves are to be placed within planting beds and project limits. These plans are schematic, contractor shall size all pipe.

 B. 100% coverage of irrigation system to all plants regardless of size or type and shall confirm all pop irrigated areas prior to submitting
- B. 100% coverage of irrigation system to all plants regardless of size or type and shall confirm all non-irrigated areas prior to submitting a bid
- 25. Install two (2) spare #14-1 AWG control wires for each unused station and one spare #12-1 AWG common wire from the respective controller to this location for use as a spare wires in each remote control valve box along the entire wire routing for this controller. Seal wire ends water tight
- and contain within valve box at this location.26. Should field adjustments be made to the site plan, irrigation contractor shall make all necessary adjustments to the irrigation system to ensure proper functionality. Landscape architect is to be notified of any and all changes made to the irrigation system, prior to instillation of said changes.





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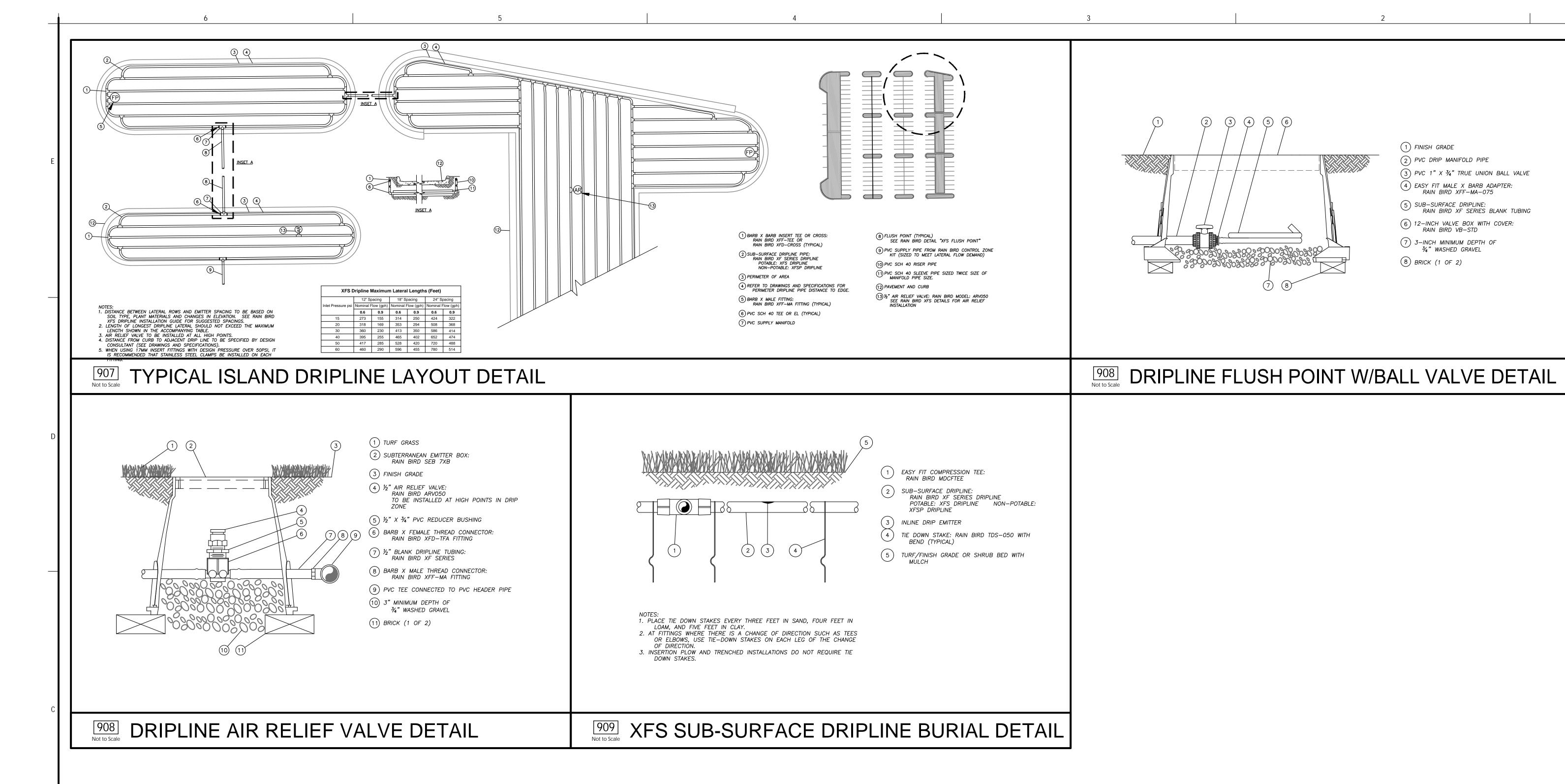
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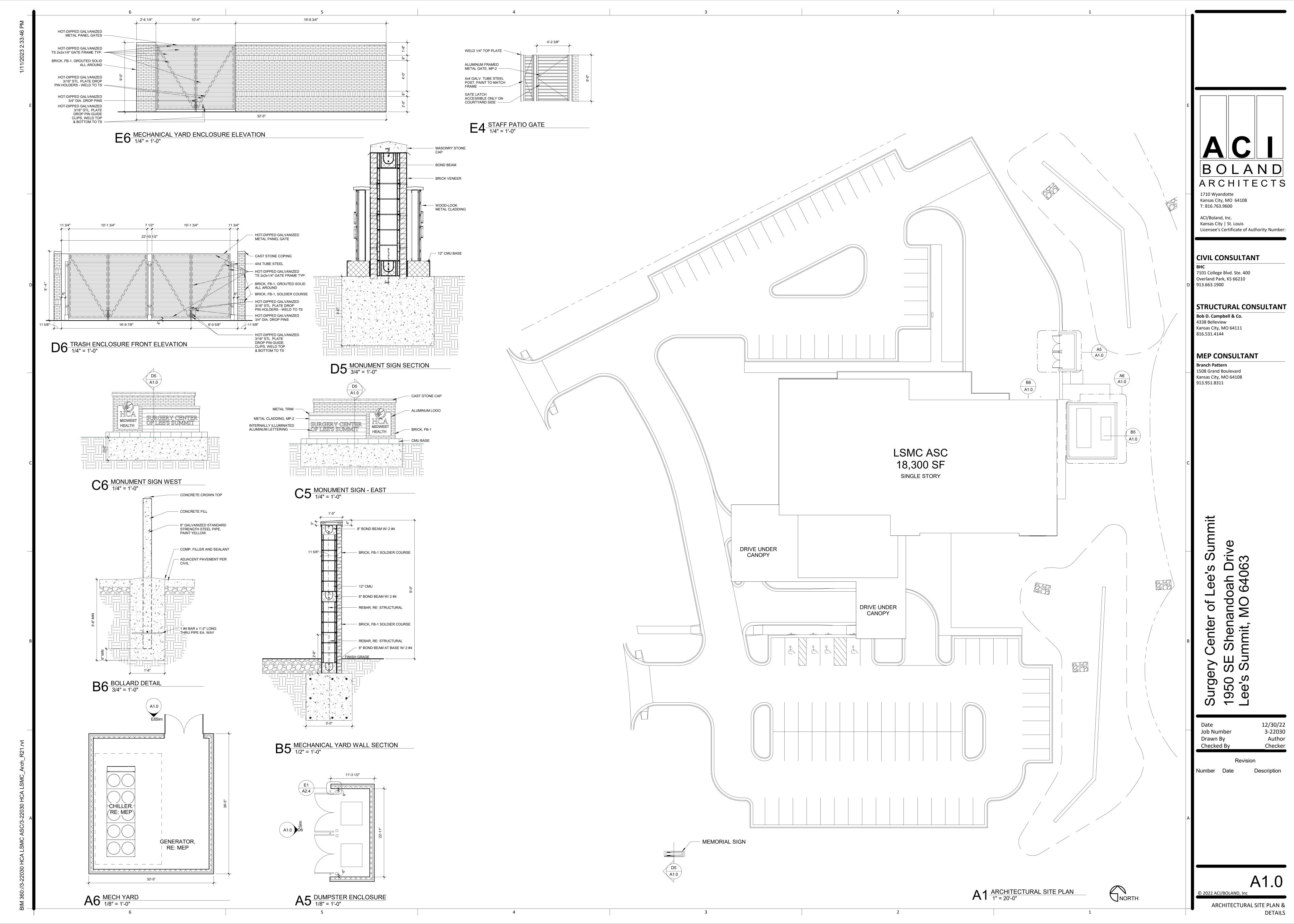
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BOLAND, Inc IRRIGATION DETAILS 2



GENERAL PLAN NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH A.D.A. REQUIREMENTS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL BUILDING CODES AND REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PROJECT DOCUMENTS. ACCESS TO THE SITE AND/OR SPACE UNDER CONSTRUCTION DURING BIDDING AND CONSTRUCTION SHALL BE
- IF MATERIAL SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER SHALL COORDINATE WITH CONTRACTOR ON THE REMOVAL OF SUCH ITEMS.
- WORK MAY PROCEED AFTER HAZARDOUS MATERIAL HAS BEEN REMOVED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING AND CONFIRMING ALL SUBSTRATE CONDITIONS WHERE NEW MATERIALS ARE APPLIED.
- THE SUBSTRATE SHALL BE SMOOTH AND FREE OF DEFECTS AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL MANUFACTURERS RECOMMENDATIONS. CONTRACTOR SHALL FURNISH AND INSTALL CONCEALED FIRE-TREATED WOOD
- BLOCKING BEHIND ALL CABINETS, TOILET ACCESSORIES, PLUMBING FIXTURES, AND OTHER WALL MOUNTED ITEMS AS REQUIRED FOR ADEQUATE SUPPORT. CONTRACTOR TO PROVIDE ALL REQUIRED LABOR, MATERIAL, AND EQUIPMENT
- NECESSARY TO MEET AND COMPLETE THE REQUIREMENTS OF THE NEW CONSTRUCTION.
- DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER FACILITIES USED BY OCCUPANTS OF BUILDINGS WITHOUT WRITTEN PERMISSION FROM AUTHORITIES
- HAVING JURISDICTION CONDUCT ALL OPERATIONS IN A SAFE WORKING MANNER TO PREVENT DAMAGE OR
- INJURY TO ADJACENT SPACES, BUILDING, STRUCTURE, OTHER FACILITIES, AND REFER TO GENERAL NOTES, LEGENDS & SYMBOLS SHEET FOR ADDITIONAL GENERAL
- 12. SEE FINISH SCHEDULE FOR FINISH LOCATION AND SPECIFICATIONS.
- 13. SEE DOOR SCHEDULE FOR DOOR SPECIFICATIONS.
- UNLESS NOTED OTHERWISE, ALL INTERIOR DRYWALL PARTITIONS INDICATED ON THE FLOOR PLAN DRAWING ARE TYPE 'A' PARTITION



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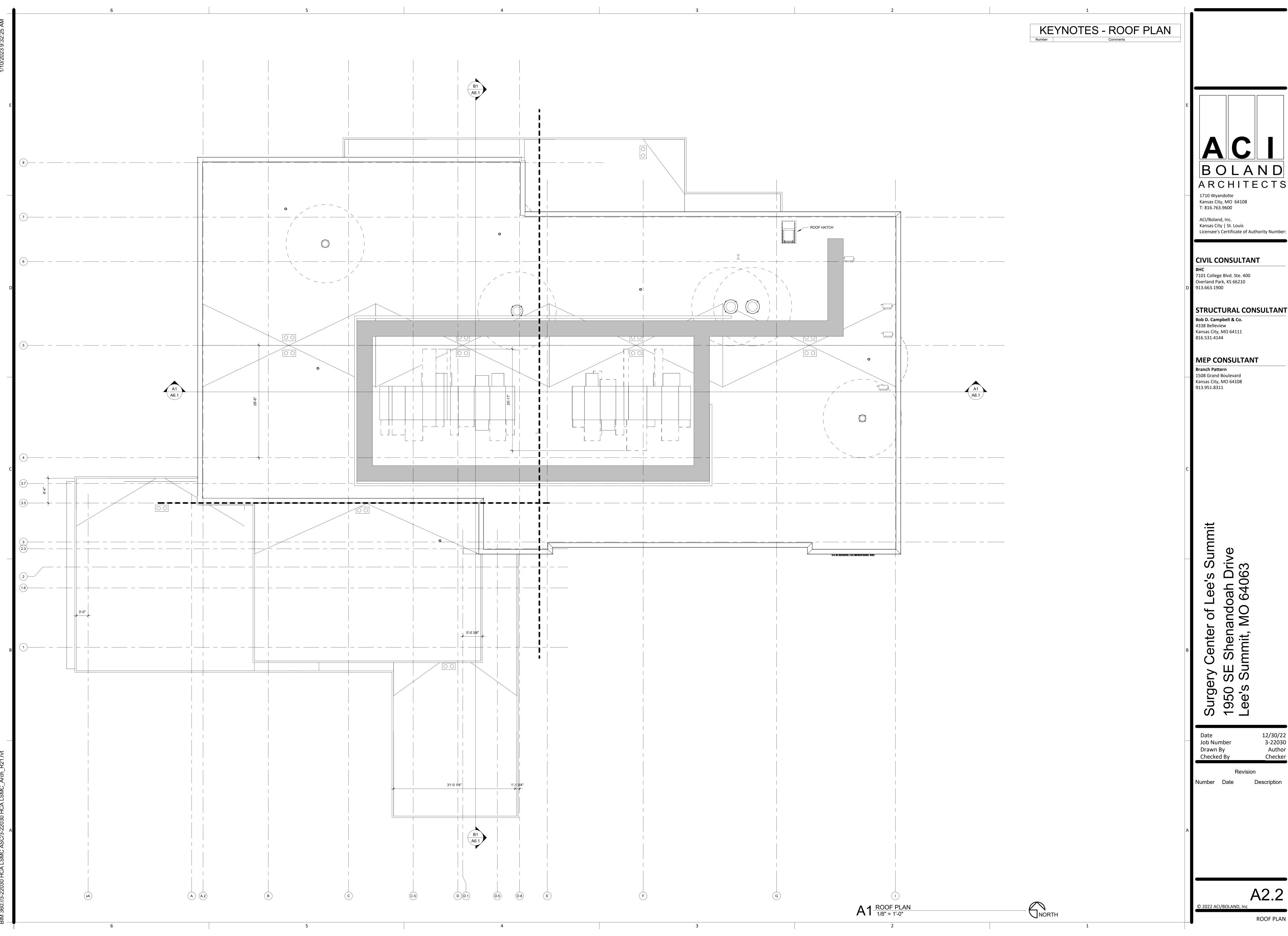
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TI - FIRST FLOOR PLAN



BOLAND ARCHITECTS

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Kansas City | St. Louis

STRUCTURAL CONSULTANT

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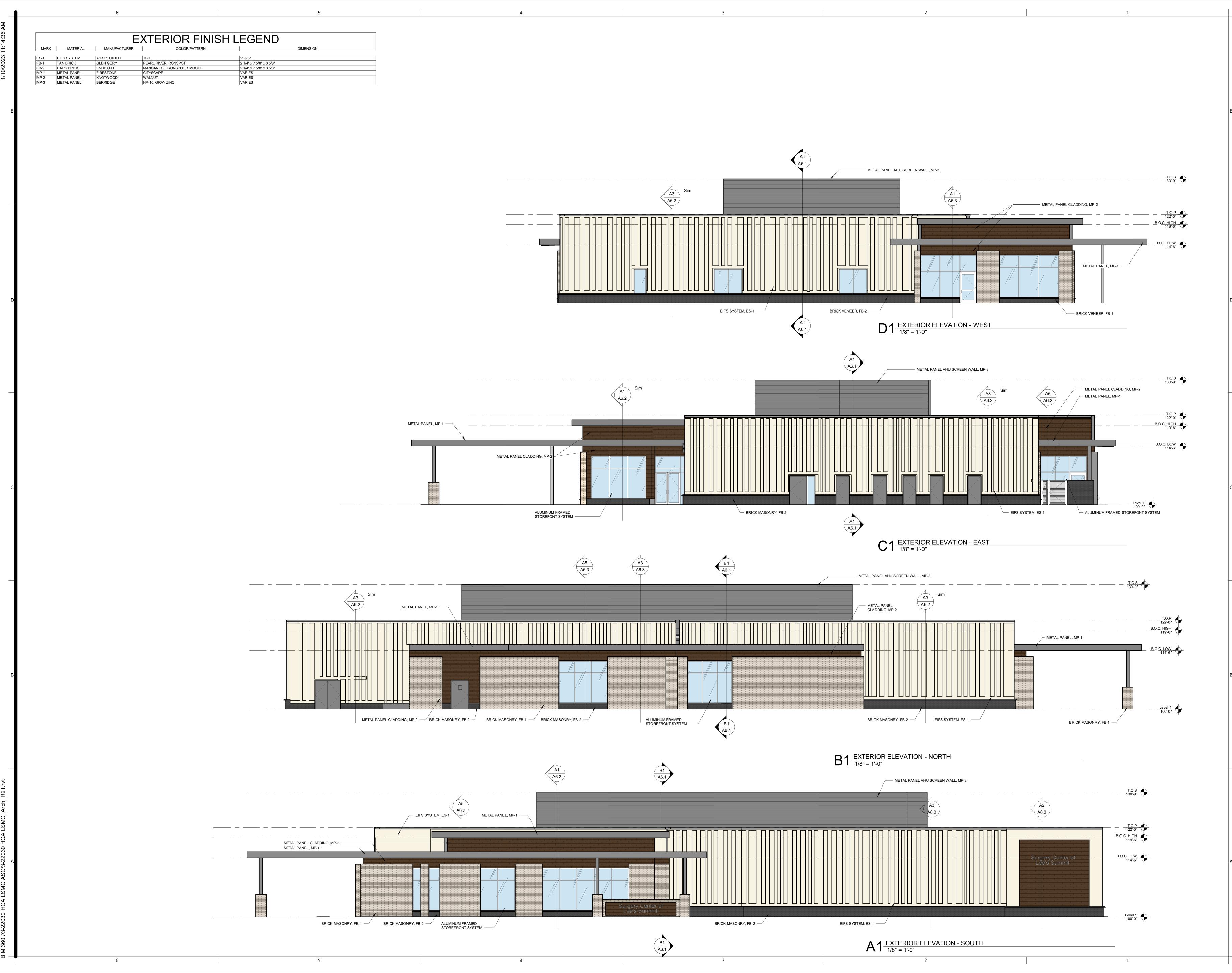
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A2.2

ROOF PLAN





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Revision

Number Date Description

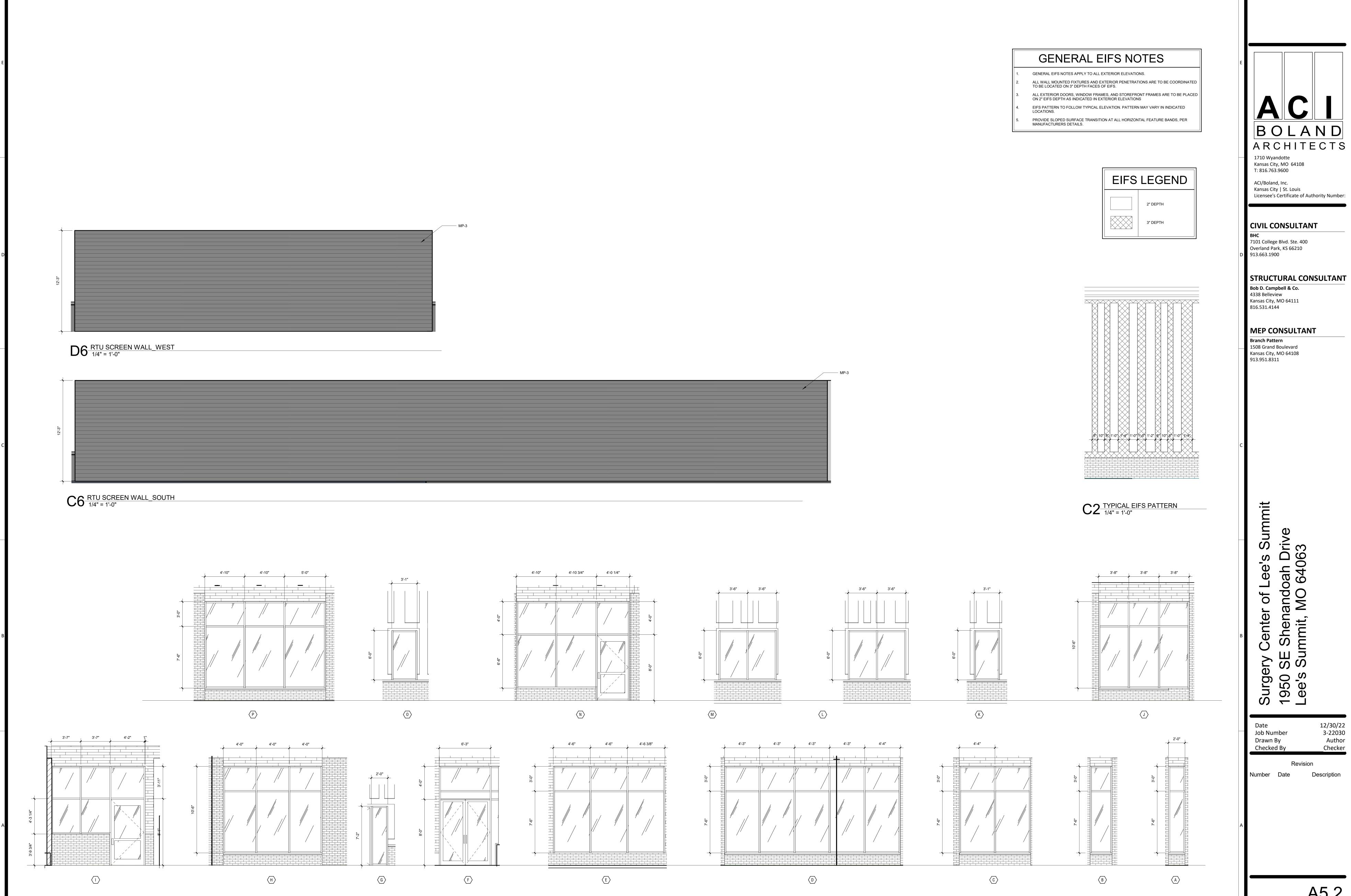
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EXTERIOR ELEVATIONS



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GLAZING & RTU SCREEN ELEVATIONS